Karen Johnson Davidson County
Batch# 1468692 DEEDQC
09/04/2026 09:13:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20260904-0082299

*** The purpose of this instrument is the consolidation of four (4) contiguous parcels into one (1) parcel.**

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transaction is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 1 day of September, 2026.

Notary Public

My Commission Expires: 11 / 8 / 27

This instrument prepared by:
Winthrop & Weinstine, P.A. (MJK)
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402

CHARLES MARKHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

QUITCLAIM DEED OF CONSOLIDATION

ADDRESS OF OWNER:
Liberty Lane, LLC
73 White Bridge Rd. Ste. 103
#230
Nashville, TN 37205

SEND TAX BILLS TO:

[SAME]

MAP/PARCEL NO.
Prior to consolidation:
026-00-0-074.00 (Parcel 1)
026-00-0-021.00 (Parcel 2)
026-00-0-075.00 (Parcel 3)
026-00-0-196.00 (Parcel 4)

The legal descriptions of the four (4) parcels to be consolidated are set forth on **Exhibit 1** (Parcel 1), **Exhibit 2** (Parcel 2), **Exhibit 3** (Parcel 3), and **Exhibit 4** (Parcel 4), each attached hereto and incorporated herein by reference. Parcels 1, 2, 3, and 4 shall be consolidated to form a single consolidated parcel (the "Consolidated Parcel"). The legal description of the Consolidated Parcel is set forth on **Exhibit 5** attached hereto and incorporated herein by reference.

Liberty Lane, LLC, a Tennessee limited liability company ("Grantor"), by these presents does hereby transfer, quitclaim, and convey unto Liberty Lane, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to Parcel 1, as further described on **Exhibit 1** attached hereto, all of Grantor's right, title and interest in and to Parcel 2, as further described on **Exhibit 2** attached hereto, all of Grantor's right, title and interest in and to Parcel 3, as further described on **Exhibit 3** attached hereto, and all of Grantor's right, title and interest in and to Parcel 4, as further described on **Exhibit 4** attached hereto, to form the Consolidated Parcel more particularly described on **Exhibit 5** attached hereto.

The purpose of this Quitclaim Deed of Consolidation is to consolidate four (4) contiguous parcels into one (1) parcel, being Parcels 1, 2, 3, and 4 to form the Consolidated Parcel.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2026 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

- 135 Liberty Lane (026-00-0-074.00), Madison, TN 37115 (Parcel 1)
- 131 Liberty Lane (026-00-0-021.00), Madison, TN 37115 (Parcel 2)
- 127 Liberty Lane (026-00-0-075.00), Madison, TN 37115 (Parcel 3)
- 0 Liberty Lane (026-00-0-196.00), Madison, TN 37115 (Parcel 4)

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quitclaim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

Liberty Lane, LLC,
a Tennessee limited liability company

By: _____
Name: Wyatt Woeltje
Title: Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wyatt Woeltje**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Liberty Lane, LLC**, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal the 1 day of September, 2026.

Exp. 11/8/27

CHARLES MARKHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

EXHIBIT 1
Legal Description - Parcel 1

A certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of the Resubdivision of part of Lot No. 8 of A.L. Moore's Subdivision of Biltmore, as of record in Book 3842, page 191, Register's office for said County.

Said Lot No. 1 fronts 135.4 feet on the Westerly side of Liberty Lane and extends back 243.9 feet on the Northerly line and 243.3 feet on the Southerly line, to a line in the rear on which it measures 118.5 feet.

Being a portion of the same property conveyed to Liberty Lane, LLC by deed of record in Instrument No. 20251222-0101397, Register's Office for Davidson County, Tennessee.

EXHIBIT 2
Legal Description - Parcel 2

The following tract of land in Davidson County, Tennessee described as follows:

Being Lot 2 as shown on Resubdivision of part of Lot 8 on the map of A.L. Moore's subdivision of Biltmore of record in Book 421, Page 6, Register's Office for Davidson County, Tennessee. Said resubdivision being of record in Book 3842, Page 191, and recorded on March 28, 1968 in said Register's Office. Said resubdivision survey prepared by Hickerson and Hickerson, Engineers, February 1968, to which said recorded subdivision reference is hereby made for a more complete description.

Being the same property conveyed to Liberty Lane, LLC by deed of record in Instrument No. 20251233-0101395, Register's Office for Davidson County, Tennessee.

EXHIBIT 3
Legal Description - Parcel 3

A certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Plan of the Resubdivision of part of Lot No. 8 of A. L. Moore's Subdivision of Biltmore, of record in Book 3842, Page 191, Register's Office for said County.

Said Lot No. 3 fronts 136.4 feet on the Southwesterly margin of Liberty Lane and runs back between lines, 243.4 feet on the Southerly line and 243.3 feet on the Northerly line, and measuring 142.3 feet on the rear line.

Being a portion of the same property conveyed to Liberty Lane, LLC by deed of record in Instrument No. 20251222-0101397, Register's Office for Davidson County, Tennessee.

EXHIBIT 4
Legal Description - Parcel 4

BEING A PARCEL OF LAND IN NASHVILLE, SITUATE IN THE COUNCILMANIC DISTRICT, OF DAVIDSON COUNTY, TENNESSEE AND BEING LOCATED NORTH OF GALLATIN PIKE BETWEEN CONFERENCE DRIVE AND LIBERTY LANE AND ABUTTING THE SOUTHERLY RIGHT-OF-WAY (ROW) OF STATE HIGHWAY NO. 386 (ALSO KNOWN AS VIET NAM VETERANS PARKWAY) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A FOUND CONCRETE ROW MONUMENT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 368, 206.72 FEET RIGHT OF MAIN-LINE STATION 114+19.65, BEING THE NORTHEASTERLY CORNER OF LOT 5, ON THE PLAN OF REVISED FINAL PLAT OF RIVERGATE PROPERTIES AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 6250, PAGE 919, IN THE OFFICE OF THE REGISTER, DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING BY TIE LINE, NORTH 55 DEGREES 41 MINUTES 50 SECONDS EAST 386.99 FEET DISTANT FROM A CONCRETE ROW MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF- WAY LINE OF SAID STATE HIGHWAY NO. 368 AND THE EASTERLY RIGHT-OF-WAY LINE OF CONFERENCE DRIVE, 167.43 FEET RIGHT OF CONFERENCE DRIVE CENTERLINE STATION 24+16.98; THENCE ALONG SAID STATE HIGHWAY NO. 368 RIGHT-OF-WAY, SOUTH 26 DEGREES 18 MINUTES 28 SECONDS EAST A DISTANCE OF 8.60 FEET, TO A SET 1/ 2 INCH IRON ROD WITH ALUMINUM CAP STAMPED "LS 2840", 215.31 FEET RIGHT OF MAIN-LINE STATION 114+20.09 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT-OF-WAY, CONTINUING SOUTH 26 DEGREES 18 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 5 AND LOT 4 OF SAID PLAT OF RIVERGATE PROPERTIES, PASSING THROUGH AN EXISTING 1/2 INCH IRON ROD WITH CAP (ILLEGIBLE), A DISTANCE OF 405.66 FEET AT THE SOUTHEASTERLY CORNER OF SAID LOT 5, A TOTAL DISTANCE OF 433.58 FEET TO A FOUND 5/8 INCH IRON ROD (NO IDENTIFICATION) AT A POINT IN THE NORTH LINE OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 58 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 262.58 FEET TO A FOUND 5/8 INCH IRON ROD (NO IDENTIFICATION), AT THE MOST NORTHERLY CORNER OF SAID LOT 4, AND A POINT IN THE WESTERLY LINE OF FITZPATRICK, BOOK 4573, PAGE 296; THENCE ALONG THE FITZPATRICK LINE AND THE WESTERLY LINE OF LOTS 1, 2 AND 3, RESUBDIVISION OF PART OF LOT NO. 8, A.L. MOORE SUBDIVISION OF BILTMORE AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 3842, PAGE 191, IN THE OFFICE OF THE REGISTER, DAVIDSON COUNTY, TENNESSEE, NORTH 26 DEGREES 24 MINUTES 08 SECONDS WEST A DISTANCE OF 449.36 FEET, TO A SET 1/2 INCH IRION ROD WITH ALUMINUM CAP STAMPED "LS 2840" IN THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY NO. 368, 168.74 FEET RIGHT OF MAIN-LINE STATION 116+74.56; SAID POINT ALSO BEING BY TIE LINE, SOUTH 59 DEGREES 39 MINUTES 10 SECONDS WEST 242.55 FEET DISTANT FROM A CONCRETE ROW MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE

OF SAID STATE HIGHWAY NO. 368, 147.95 FEET RIGHT OF MAIN-LINE STATION 119+16.11 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID LIBERTY LANE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 368, SOUTH 55 DEGREES 22 MINUTES 12 SECONDS WEST A DISTANCE OF 263.66 FEET TO THE POINT OF BEGINNING. CONTAINING 115,348 SQUARE FEET OR 2.648 ACRES, MORE OR LESS. GRID BEARINGS HEREIN ARE BASED ON WESTERLY LINE OF THE SUBJECT TRACT WHICH BEARS SOUTH 26 DEGREES 18 MINUTES 28 SECONDS EAST REFERENCED TO TENNESSEE SPC SINGLE ZONE, NAD 83. DETERMINED BY GPS STA TIC SURVEYS PERFORMED IN THE FIELD. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
Being the same property conveyed to Liberty Lane, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from 2106 Gallatin, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250403-0025513, Register's Office for Davidson County, Tennessee, dated April 02, 2025 and recorded on April 03, 2025.

EXHIBIT 5

Legal Description – Consolidated Parcel

Being a tract of land lying in the 10th District of Davidson County, Madison, Tennessee, portions of said tract being Lots 1, 2 and 3 of the Resubdivison of a portion of Lot 8 of A. L. Moores Subdivision of Biltmore as recorded in Plat Book 3842, Page 191, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the north by the southern right of way (ROW) of Vietnam Veterans Boulevard (Tennessee Highway 386), bounded on the east by the western ROW of Liberty Lane, bounded on the south by Group 2024, LLC as recorded in Instrument Number 20200109-0003247, RODC, and by a portion of Lot 4 of Rivergate Properties LTD as recorded in Plat Book 6250, Page 919, RODC, and bounded on the west by Lot 5 of said Rivergate Properties LTD. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found concrete monument lying on the southwestern ROW intersection of said Vietnam Veterans Boulevard and said ROW of Liberty Lane; thence with said western ROW of Liberty Lane, South 26°09'53" East 412.41 feet to a found 5/8" iron rod; thence leaving said ROW of Liberty lane and with the common line of said Group 2024, LLC with the following: South 62°37'38" West 243.10 feet to a found concrete monument; thence South 25°50'53" East 47.56 feet to a found iron rod with "ASM LS2840" cap; thence with the common line of said portion of Lot 4 of said Rivergate Properties LTD, South 58°51'27" West 262.39 feet to a found 5/8" iron rod; thence with the common line of said portion of Lot 4 and said Lot 5 of Rivergate Properties LTD, North 26°11'01" West 433.48 feet to a found iron rod with cap lying on said southern ROW of Vietnam Veterans Boulevard; thence with said ROW of Vietnam Veterans Boulevard with the following: North 55°38'50" East 263.95 feet to a point; thence North 59°53'30" East 244.17 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Tract contains 214,223 square feet or 4.92 acres.

43680748v6

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/1/26.

Affiant Signature

9/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

