Karen Johnson Davidson County
Batch# 1482592 DEEDQC
10/08/2026 03:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20261008-0092727

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 39279**	STATE OF TENNESSEE COUNTY OF DAVIDSON This transaction is exempt under T.C.A. Section 67-4-409 (a) (1) (C) (vi). Affiant Subscribed and sworn to before me, this 6 day of October, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George E. Mudter, Jr., Trustee of the 5821 Old Harding Pike Trust 3811 Bedford Avenue, Suite 205 Nashville, TN 37215	New Owner	Map and Parcel No.: 13001003100 13001003000 13001002901

In order to effectuate the terms of the 5821 Old Harding Pike Trust Agreement dated October 2, 2026 between Grantor as Beneficiary and Grantee as Trustee, Old Harding Partners, G.P., a Tennessee general partnership (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto George E. Mudter, Jr., Trustee of the 5821 Old Harding Pike Trust U/A dated October 2, 2026 ("Grantee"), his successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 5821,5823, 5825 B, Old Harding Pike, Nashville, TN.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2026.

GRANTOR:

OLD HARDING PARTNERS, G.P.
a Tennessee general partnership

By: _____
William M. Andrews, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William M. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing General Partner of Old Harding Partners, G.P., a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal in Nashville, Tennessee, this 2nd day of October, 2026.

_____
Notary Public
My commission expires _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028

Exhibit "A"

Being a parcel of land in the Urban Services District, 23rd Councilmanic District in Nashville, Davidson County, Tennessee located southeasterly of Old Harding Pike at Keyway Drive, being Lot Nos. 6, 7 and a part of Lot No. 8 on the unrecorded plan of Resubdivision of Lot No. A-2, Revised Plan of Highlands of Belle Meade No. 2 and being more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way of Old Harding Pike also being the common comer of Lot Nos. 7 and 8, as shown on said Plan;
THENCE, with said right-of-way line, N 35° 24' 52" E, 200.20 feet to an iron rod (new);

THENCE, leaving said right-of-way with the southerly line of the property conveyed to Arville V. Wheeler, Trustee of record in Deed Book 9525, Page 998, R.O.D.C., S 55° 19' 00" E, 172.79 feet to the westerly right-of-way of CSX Transportation Railroad;

THENCE, with said westerly right-of-way the following calls: S 24° 38' 02" W, 34.69 to an iron rod (new), With a curve to the right, said curve having a central angle of O1° OT 05", a radius of 11,434.12 feet, a tangent of 111.56 feet, a chord of S 25° 11' 37" W, 223.11 feet for an arc length of 223.11 feet to an iron rod (new);
THENCE, leaving said westerly right-of-way with the northerly line of the property conveyed to Sara Lee Fox of record in Will Book 7917, Page 381, the following calls:

N 54° 13' 57" W, 135.10 feet to an iron rod (new),

N 35° 41' 43" E, 50.00 feet to an iron rod (new),
N 51° 1.8' 17" W, 84.00 feet to the POINT OF BEGINNING;
Containing 45,097 square feet or 1.04 acres, more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 5821 Old Harding Pike by Barge Design Solutions, Brad Tyson Thomas, Tennessee R.L.S. # 2431 dated October 22, 2019, certified December 20, 2019, as File No. 3716400.

THE PROPERTY IS FURTHER DESCRIBED AS FOLLOWS:

Being a parcel of land in the Urban Services District, 23rd Councilmanic District in Nashville, Davidson County, Tennessee located southeasterly of Old Harding Pike at Keyway Drive, being Lot Nos. 6, 7 and a part of Lot No. 8 on the unrecorded plan of Resubdivision of Lot No. A-2, Revised Plan of Highlands of Belle Meade No. 2 and being more particularly described according to an ALTA/NSPS survey dated September 29, 2026, by Brad Tyson Thomas TRLS No. 2431 as follows:

BEGINNING at an iron rod (old) in the southerly right-of-way of Old Harding Pike also being the common corner of Lot Nos. 7 and 8, as shown on said Plan;

THENCE, with said right-of-way line, N 39° 42' 16" E, 200.20 feet to a PK Nail (old);

THENCE, leaving said right-of-way with the southerly line of the property conveyed to Zike Springs LLC of record in Instrument 20250204-0008317, R.O.D.C., S 51° 01' 36" E, 172.79 feet to the westerly right-of-way of CSX Transportation Railroad;

THENCE, with said westerly right-of-way the following calls:

S 28° 55' 26" W, 34.69 to an iron rod (old),

with a curve to the left, said curve having a central angle of 01°07' 05", a radius of 11,434.12 feet, a tangent of 111.56 feet, a chord of S 29° 29' 01" W, 223.11 feet for an arc length of 223.11 feet to an iron rod (new);

THENCE, leaving said westerly right-of-way with the northerly line of the property conveyed to Sara Lee Fox Living Trust of record in Instrument No. 20220314-0029239, the following calls:

N 49° 56' 33" W, 135.10 feet to an PK Nail (old),
N 39° 59' 07" E, 50.00 feet to an iron rod (new),
N 50° 00' 53" W, 84.00 feet to the POINT OF BEGINNING;

Containing 45,097 square feet or 1.04 acres, more or less.

Being the same property conveyed to Old Harding Partners, G.P., a Tennessee general partnership, by Special Warranty Deed dated December 20, 2019 from Old Harding Investors, a Tennessee joint venture, of record in Instrument No. 20191227-0133818, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/2/26 (date of document).

Affiant Signature

10/7/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

