Name and Address of New Owner:
Banksy Farms, LLC
601 Park Hill Drive
Nashville, TN 37205

Send Tax Bills To:
Banksy Farms, LLC
601 Park Hill Drive
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1011777 DEEDQC
06/06/2023 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230606-0042917

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-00-0-275.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Evan McCulty, a married man,** "the Grantor," convey and quitclaim unto **Banksy Farms, LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in the eleventh Councilmanic District of Davidson County, Tennessee. Being a portion of the property Lakewood/R3, LLC, as of record in Book 20051205, Page 0145703, Register's Office Davidson County, Tennessee. Being a portion of the future Section One, Phase Two of Cluster Lot Subdivision, River Landing. Described as follow:

Beginning at an iron rod on the Northern right-of-way of river landing way, said point being the Southwest corner of lot 25 on the final plat of Cluster Lot Subdivision, River Landing, Section One, Phase One, Plat Book 20060728, Page 0091763, R.O.D.C.,TN; Thence along the temporary turnaround and a curve to the right, delta of 50 degrees 34 minutes 30 seconds, radius of 25.00 feet, length of 22.07 feet and having a chord bearing of North 84 degrees 36 minutes 22 seconds West 21.36 feet to the point of a curve; Thence continuing along the temporary turnaround and a curve to the left, delta of 109 degrees 02 minutes 20 seconds, radius of 50.00 feet, length of 95.15 feet and having a chord bearing of South 66 degrees 09 minutes 43 seconds West 81.43 feet to a point; Thence with a new line, South 89 degrees 47 minutes 22 seconds West 260.73 feet to a point; Thence continuing with a new line for the next four calls, South 74 degrees 53 minutes 27 seconds West 702.27 feet to a point; Thence, North 26 degrees 24 minutes 03 seconds West 53.90 feet to a point; Thence, North 16 degrees 19 minutes 56 seconds West 158.97 feet to a point; Thence, South 74 degrees 53 minutes 27 seconds West 250.49 feet to a point on the Cumberland River; Thence with Cumberland river, North 16 degrees 33 minutes 43 seconds West 324.51 feet to an iron rod on the property line of Myers E. Brown, as of record in book 5658, page 778, Register's Office Davidson County, Tennessee; Thence with line of Myers E. Brown, North 74

degrees 52 minutes 29 seconds East 1277.29 feet to an iron rod at the Northwest corner of The Cluster Lot Subdivision, River Landing, Section One, Phase One, Plat Book 20060728, Page 0091763, R.O.D.C.,TN; Thence with a new line, South 19 degrees 53 minutes 35 seconds East 513.53 feet to an iron rod at the Northwest corner of lot 25 of the Cluster Lot Subdivision, River Landing, Section One, Phase One, Plat Book 20060728, Page 0091763, R.O.D.C.,TN; Thence with line of Lot 25, South 19 degrees 53 minutes 37 seconds East 87.28 feet to the point of beginning; Containing 15.00 acres, more or less; As surveyed: October 24, 2011, by: L. Steven Bridges, Jr., RLS No. 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075-3518. Phone: 615-822- 5394.

Being the same property conveyed to Carole Ferbrache' Rhoten, married, by Warranty Deed from Rhoten Development Company, Inc. of record in Instrument No. 20140110-0002864 Register's Office for Davidson County, Tennessee, dated June 12, 2013 and recorded on January 10, 2014.

Being the same property conveyed to Evan McCulty, by Warranty Deed from Carole Ferbrache' Rhoten, an unmarried woman, signed and recorded August 12, 2022 in Instrument No. 20220812-0091987, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 River Landing Way, Old Hickory, Tennessee 37138.

Note: This property is not now nor has it been the primary residence of the grantor herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of June, 2023.

_____(SEAL)
Evan McCulty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2023, before me personally appeared Evan McCulty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of June, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-6-23.

Affiant Signature

6-6-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

