WARRANTY DEED

Karen Johnson Davidson County
Batch# 1076077 DEEDWARR
11/29/2023 09:06:30 AM 5 pgs
Fees: $28.00 Taxes: $5,079.04
20231129-0091981

File #2023-0306

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,372,714.29.

Affiant

Subscribed and sworn to before me on November 27, 2023.

NOTARY PUBLIC
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP – PARCEL #:
L6 Ranch and Livestock, LLC 1033 Demonbreun Street, Suite 300 Nashville, TN 37203	New Owner	028-00-0-120.00, 028-00-0-087.00, 028-00-0-001.01, 028-00-0-189.00, & Portion of 028-00-0-001.00 (Davidson County) and 052-008.00 (Cheatham County)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HILLARY SUSANNE HOLT EVANS ALTAQI, A MARRIED WOMAN, AND GARRETT FORREST EVANS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **L6 RANCH AND LIVESTOCK, LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson and Cheatham County, State of Tennessee, described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5252 Ridge Hill Drive (Portion of Map-Par. 028-00-0-001.00), Ridge Hill Dr. (Map-Par. 028-00-0-189.00), Ridge Hill Dr. (Map-Par. 028-00-0-001.01), Lake Rd. (Map-Par. 028-00-0-087.00), Ridge Hill Dr. (Map-Par. 028-00-0-120.00) (Davidson County), and Biota Trail (Map-Par. 052-008.00) (Cheatham County), Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hands on November 27, 2023.

Grantor:

Hillary Susanne Holt Evans Altaqi

Grantor:

Garrett Forrest Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **HILLARY SUSANNE HOLT EVANS ALTAQI AND GARRETT FORREST EVANS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2023.

My Commission Expires
June 14, 2025

Notary Public

My commission expires: _____

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"
LEGAL DESCRIPTION

Lying and being situated in the First Council District of the metropolitan government of the City of Nashville and Davidson County, Tennessee; and in the Second Civil District of Cheatham County, Tennessee; located at the west end of Ridge Hill Drive, and being more particularly described as follows:

Beginning at the Southwest corner of the Lands of Nathan Beasley as described in Document Number 20220324-0034184 in the Davidson County Register's Office, said Southwest corner being marked by a found ½ inch rebar on the north side of Ridge Hill Drive at the Southeast corner of the Lands of Hillary Susanne Holt Altaqi and Garrett Forrest Evans as described in Document Number 20231030-0084396 in the Davidson County Register's Office;

Thence leaving said Lands of Beasley along the south and west lines of said Lands of Altaqi the following courses: North 46°46'28" West 18.94 feet to a set railroad spike at the Northeast corner of the ingress/egress easement as described in Document Number 20040621-0072876 in said Register's Office; along the northerly line of said easement, along the arc of a curve to the right having a radius of 545.10 feet through a central angle of 60°55'07" for an arc length of 579.57 feet with a cord bearing and distance of North 47°02'30" West 552.65 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893 at the end of said northerly line; leaving said easement, North 4°50'23" West 90.64 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 0°47'34" East 219.75 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 5°20'06" West 109.59 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 20°35'41" East 285.64 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 24°41'49" East 232.16 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 23°35'27" West 710.94 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 50°41'02" West 39.55 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 3°07'39" East 84.81 feet to a set railroad spike; North 25°47'16" West 195.90 feet to a found 1/4 inch rebar; North 27°36'57" West 205.54 feet to a found 1/2 inch rebar; North 35°39'52" West 203.55 feet to a found 1/4 inch rebar; and North 30°09'41" West 210.96 feet to a found 1/4 inch rebar at an exterior corner on the south line of the Lands of Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans as described in Document Number 20171215-0127981 in the Davidson County Register's Office (same recorded in Record Book 530 at Page 30 in the Cheatham County Register's Office);

Thence leaving the Lands of Altaqi as described in said Document Number 20231030-0084396 along the south line of the Lands of Altaqi as described in said Record Book 530 at Page 30, North 72°27'59" West 521.39 feet to a found 5/8 inch rebar with cap stamped RLS 2353, and South 87°38'13" West 974.44 feet to a found 5/8 inch rebar with cap stamped RLS 2353 on the east line of the Lands of the Forrest F. and Nelle D. Evans Estate (currently the Barbara Lee Burns Snell Living Trust) as described in Deed Book 93 at Page 107 in the Cheatham County Register's Office;

Thence along the east line of said Lands of the Evans Estate the following courses: North 33°49'42" East 19.64 feet to a found 5/8 inch rebar with cap stamped RLS 2353; North 15°15'42" East 201.48 feet to a small branch; leaving said small branch, North 20°47'51" West 21.75 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, crossing Marrowbone Creek and continuing North 20°47'51" West 687.38 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, continuing North 20°47'51" West 33.12 feet to a branch; leaving said branch, North 5°40'18" West 133.32 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, and continuing North 5°40'18" West 303.93 feet a found 1 inch iron pipe on the south line of the Lands of Dixieland Co. as described in Deed Book 130 at Page 561 in the Cheatham County Register's Office;

Thence leaving said Lands of the Evans Estate along the south and east lines of said Lands of Dixieland Co., South 84°31'18" East 2,203.12 feet to a found 5/8 inch rebar with cap stamped RLS 2353, and North 6°08'27" East 507.80 feet to a found 1/2 inch rebar at the Southwest corner of the Lands of James P. Binkley and Jamie M. Edgin as described in Record Book 476 at Page 718 in the Cheatham County Register's Office (same recorded under Document Number 20140605-0049117 in the Davidson County Register's Office);

Thence leaving said Lands of Dixieland Co. along the south line of said Lands of Binkley the following courses: South 83°51'05" East 825.00 feet to a found 1/2 inch rebar; South 6°10'00" West 498.15 feet to a found 5/8 inch rebar with cap stamped RLS 2353 on a bluff, continuing South 6°10'00" West 161.85 feet to the center of said Marrowbone Creek; along the center of said Marrowbone Creek, North 64°39'18" East 158.24 feet, South 76°26'46" East 202.06 feet, South 71°23'01" East 241.76 feet, South 75°45'20" East 206.05 feet, North 83°38'06" East 72.26 feet, and North 61°16'51" East 126.05 feet to the Northwest corner of the Lands of Dana M. Zeitlin as described in Document Number 20091023-0098304 in the Davidson County Register's Office;

Thence leaving said Lands of Binkley and said Marrowbone Creek along the west line of said Lands of Zeitlin, South 23°45'32" East 37.87 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893,

continuing South 23°45'32" East 1,950.54 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893 near the southerly side of a 12 inch Oak, and continuing South 23°45'32" East 10.20 feet to the intersection with the center of a branch, said intersection being on the north line of the Lands of the Curtis Family Trust as described in Document Number 20070620-0073714 in the Davidson County Register's Office;

Thence leaving said Lands of Zeitlin along the north and west lines of said Lands of Curtis the following courses: along the center of said branch, South 71°30'34" West 39.52 feet, South 83°29'09" West 52.62 feet, South 75°32'54" West 192.89 feet, North 79°37'53" West 54.20 feet, North 66°21'57" West 127.08 feet, North 71°35'39" West 51.98 feet, North 78°35'45" West 87.40 feet, South 77°36'01" West 49.98 feet, and North 77°07'50" West 55.71 feet; leaving said branch, South 86°26'03" West 48.53 feet to an 8 inch Poplar on the south side of said branch; North 73°25'35" West 61.98 feet to the center of said branch; continuing along the center of said branch, North 65°45'45" West 69.88 feet, North 77°43'46" West 61.21 feet, North 49°04'12" West 37.69 feet, North 86°31'43" West 98.82 feet, North 22°24'41" West 68.38 feet, North 41°11'05" West 36.23 feet, North 64°58'21" West 43.65 feet, North 45°54'14" West 71.91 feet, North 54°14'04" West 90.96 feet, North 41°04'36" West 74.45 feet, North 56°53'19" West 59.45 feet, North 12°19'41" West 78.42 feet, North 20°03'04" West 131.67 feet, North 1°33'39" East 99.54 feet, North 17°40'34" West 103.71 feet, North 11°10'16" West 69.40 feet, North 27°44'27" East 39.22 feet, North 46°47'24" East 52.44 feet, North 7°28'29" East 71.59 feet, North 18°23'26" West 47.39 feet, and North 8°32'23" East 52.14 feet to a set metal post; leaving said branch, North 18°39'42" East 230.00 feet to a set metal post; North 6°14'22" West 100.00 feet to a found rock; North 42°00'53" West 567.77 feet to a found 1/2 inch rebar on the south side of said Marrowbone Creek; South 5°09'08" West 537.96 feet to a found 3/4 inch iron pipe; and South 7°20'12" West 1,210.83 feet to a found 1½ inch iron pipe by a rock at the Northwest corner of said Lands of Beasley;

Thence leaving said Lands of Curtis along the west line of said Lands of Beasley, South 4°41'20" West 2,024.31 feet to the point of beginning, containing 167.67 acres.

The above description was prepared from a survey completed on October 10, 2023 by Shon S. Keeton, R.L.S. 2893, of Fairview, Tennessee. Bearings are based upon the Tennessee State Plane Coordinate System, referenced to the North American Datum of 1983 (NAD83).

This being a combined description of the properties conveyed to Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans by Forrest F. Evans as described in Document Numbers 20171215-0127979, 20171215-0127980 and 20171215-0127981 in the Davidson County Register's Office, and in Deed Book 530 at Page 30 in the Cheatham County Register's Office; and of the property conveyed to Hillary Susanne Holt Altaqi and Garrett Forrest Evans by the Barbara Lee Burns Snell Living Trust as described in Document Number 20231030-0084396 in the Davidson County Register's Office.

TOGETHER WITH an access and utility easement, being more particularly described as follows: Beginning at the Southwest corner of the Lands of Nathan Beasley as described in Document Number 20220324-0034184 in the Davidson County Register's Office, said Southwest corner being marked by a found 1/2 inch rebar on the north side of Ridge Hill Drive, and being the Northeast corner of the easement being described; thence leaving said Lands of Beasley and crossing said Ridge Hill Drive, South 24°28'49" West 41.17 feet to a found 5/8 inch rebar with cap stamped RLS 1710 at the Northeast corner of Tract 1 of the Lands of the Barbara Lee Burns Snell Living Trust as described in Document Number 20040621-0072876 in said Register's Office; thence along the north line of said Tract 1, along the arc of a curve to the right having a radius of 595.10 feet through a central angle of 4°48'50" for an arc length of 50.00 feet with a cord bearing and distance of North 75°50'20" West 49.99 feet; thence leaving said Tract 1 going through the Lands of the Barbara Lee Burns Snell Living Trust as described in Document Number 20010223-0017122 in said Register's Office the following courses: North 16°34'05" East 50.00 feet; along the arc of a curve to the left having a radius of 545.10 feet through a central angle of 4°04'08" for an arc length of 38.71 feet with a cord bearing and distance of South 75°27'59" East 38.70 feet to a set railroad spike; and South 46°46'28" East 18.94 feet to the point of beginning, containing 0.06 acres.

Being the same property conveyed to Hillary Susanne Holt Altaqi and Garrett Forrest Evans by Special Warranty Deed from Barbara Lee Burns Snell Living Trust dated October 27, 2023 and filed for record on October 30, 2023 as Instrument No. 20231030-0084396, Register of Deeds Office for Davidson County, Tennessee.

Hillary Susanne Holt Evans Altaqi is one and the same person as Hillary Susanne Holt Altaqi, Hillary Susanne Altaqi, Hillary Susanne Holt Evans, and Hillary Altaqi.

Garrett Forrest Evans is one and the same person as Garrett F. Evans and Garrett Evans.

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 27, 2023**.

Affiant Signature

November 29, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

29th day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires