Karen Johnson Davidson County
Batch# 1124290 DEEDWARR
04/18/2024 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20240418-0027616

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 10/10/26

(AFFIX SEAL)

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

File No. EY-24-6460

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shys Linton, LLC	Shys Linton, LLC	
(NAME)	(NAME)	
0 Ridge Hill Drive, Lot 4	30402 Marbella Vista	P/O 028-00-0-189.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	San Juan Capistrano, CA 92675	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **L6 Ranch and Livestock, LLC, a Wyoming limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shys Linton, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Commencing 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 L6 Ranch and Livestock, LLC as described in Document Number 20231129-0091981 in said Register's Office; thence leaving said Lands of Beasley along the south and west lines of said Lands of L6 Ranch and Livestock the following courses: North 46°46'28" West 18.94 feet to a found railroad spike; along the arc of a curve to the right having a radius of 545.10 feet through a central angle of 46°28'17" for an arc length of 442.12 feet with a cord bearing and distance of North 54°15'55" West 430.10 feet to a set ¾ inch iron pipe with cap stamped RLS 2893; continuing along the arc of said curve to the right having a radius of 545.10 feet through a central angle of 14°26'50" for an arc length of 137.45 feet with a cord bearing and distance of North 23°48'22" West 137.08 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 4°50'23" West 90.64 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 0°47'34" East 219.75 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 5°20'06" West 109.59 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 20°35'41" East 285.64 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 24°41'49" East 232.16 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; and North 23°35'27" West 374.93 feet to a set ¾ inch iron pipe with cap stamped RLS 2893 at the Southwest corner and TRUE POINT OF BEGINNING of the property being described; thence continuing along said west line and continuing North 23°35'27" West 336.01 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; thence leaving said west line along a new line through said Lands of L6 Ranch and Livestock, North 83°25'49" East 690.11 feet to a found 1½ inch iron

pipe by a rock at the Southwest corner of the Lands of the Curtis Family Trust as described in Document Number 20070620-0073714 in said Register's Office, also being 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 430.62 feet to a set ¾ inch iron pipe with cap stamped RLS 2893; thence leaving said Lands of Beasley along a new line through said Lands of L6 Ranch and Livestock, North 85°18'46" West 517.64 feet to the point of true beginning, containing 5.104 acres.

The above description was prepared from a survey completed on March 14, 2024 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).

TOGETHER WITH the access and utility easement as described in Document Number 20231129-0091981 in the Davidson County Register's Office, 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, 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 ⅝ 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.

TOGETHER WITH AND SUBJECT TO a 35 feet wide access and utility easement, lying 17.5 feet on each side of the following described centerline: 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 L6 Ranch and Livestock, LLC as described in Document Number 20231129-0091981 in said Register's Office; thence leaving said Lands of Beasley along the south line of said Lands of L6 Ranch and Livestock, North 46°46'28" West 18.94 feet to a found railroad spike; thence leaving said south line going through said Lands of L6 Ranch and Livestock the following courses: continuing North 46°46'28" West 36.03 feet; along the arc of a curve to the right having a radius of 527.60 feet through a central angle of 57°21'33" for an arc length of 528.18 feet with a cord bearing and distance of North 45°27'21" West 506.40 feet; North 4°50'23" West 87.96 feet; North 0°47'34" East 192.87 feet; North 6°12'52" East 146.86 feet; North 20°27'03" East 289.32 feet; North 28°12'53" East 152.16 feet; North 13°07'42" East 75.75 feet; North 24°08'25" West 432.68 feet; North 18°32'39" West 124.94 feet; North 27°59'26" West 152.62 feet; North 18°12'18" West 86.47 feet; North 12°24'13" West 128.56 feet; North 16°44'32" West 118.64 feet; North 3°36'44" West 79.79 feet; North 22°45'57" West 116.06 feet; North 33°16'16" West 121.64 feet; North 38°32'08" West 61.47 feet; North 31°27'14" West 58.03 feet; and North 24°59'21" West 129.15 feet to the end of said easement (from which a found ¼ inch rebar at an interior corner on the west line of said Lands of L6 Ranch and Livestock lies South 83°11'56" West 135.67 feet).

SUBJECT TO an easement for the right of way of underground gas pipelines as

described in Deed Book 8974 at Page 332 in the Davidson County Register's Office.

This being a portion of the property conveyed to L6 Ranch and Livestock, LLC, a Wyoming limited liability company by Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans as described in Instrument Number 20231129-0091981, dated November 27, 2023 and recorded on November 29, 2023, in the Davidson County Register's Office.

This is property more commonly known as 0 Ridge Hill Drive, Lot 4, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand this 8th day of April, 2024.

L6 Ranch and Livestock, LLC, a Wyoming
Limited Liability Company

By: _____
TaTanisha Leer, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Tatanisha Leer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Sole Member of **L6 Ranch and Livestock, LLC,** the within named bargainor, a Wyoming limited liability company, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and seal this 8th day of April, 2024.

_____
Notary Signature

My commission expires: 10/10/26

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

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Hayes, 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 4/8/2024.

Date

Affiant Signature

4/17/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of April, 2024.

Notary's Signature

My Commission Expires: 1-19-2025
Date

Notary's Seal (if on paper)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires