Karen Johnson Davidson County
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Fees: $22.00 Taxes: $0.00
20240515-0036010

This Instrument
Prepared By:

Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel **L6 Ranch and Livestock, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **L6 Ranch and Livestock, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and is further described as:

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; North 23°35'27" West 374.93 feet to a set ¾ inch iron pipe with cap stamped RLS 2893; continuing North 23°35'27" West 336.01 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 50°41'02" West 39.55 feet to a found ¾ inch iron pipe with cap stamped RLS 2893; North 3°07'39" East 84.81 feet to a found railroad spike; and North 25°47'16" West 195.90 feet to a found ¼ inch rebar at the Southwest corner and TRUE POINT OF BEGINNING of the property being described; thence continuing along said west line, North 27°36'57" West 205.54 feet to a found ½ inch rebar; thence leaving said west line along a new line through said Lands of L6 Ranch and Livestock, North 77°27'42" East 993.64 feet to a set ¾ inch iron pipe with cap stamped RLS 2893 on the west line of the Lands of the Curtis Family Trust as described in Document Number 20070620-0073714 in said Register's Office; thence along the west line of said Lands of Curtis, South 7°20'12" West 309.00 feet to a set ¾ inch iron pipe with cap stamped RLS 2893; thence leaving said Lands of Curtis along a new line through said Lands of L6 Ranch and Livestock, South 83°45'25" West 840.19 feet to the true point of beginning, containing 5.160 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).

This being a portion of the property conveyed to L6 Ranch and Livestock, LLC by Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans as described in Document Number 20231129-0091981 in the Davidson County Register's Office.

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).

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: 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 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; and North 18°12'18" West 86.47 feet to the TRUE POINT OF BEGINNING of the easement being described; thence continuing through said Lands of L6 Ranch and Livestock the following courses: North 6°27'31" East 133.44 feet; North 1°31'40" East 143.06 feet; North 3°25'33" West 104.92 feet; North 16°03'10" West 101.53 feet; North 22°35'27" West 134.45 feet; North 11°17'44" West 50.61 feet; North 1°30'30" West 39.88 feet; North 25°05'01" East 33.31 feet; North 57°41'13" East 27.79 feet; North 84°34'46" East 41.78 feet; South 77°52'41" East 77.82 feet; North 87°37'50" East 142.99 feet; South 83°52'41" East 107.48 feet; South 78°43'57" East 113.28 feet; South 57°30'26" East 38.35 feet; South 28°07'11" East 90.04 feet; South 47°07'48" East 127.78 feet; South 25°11'10" East 194.20 feet; and South 32°47'22" East 55.00 feet to a set ¾ inch iron pipe with cap stamped RLS 2893 on the west line of the Lands of the Curtis Family Trust as described in Document Number 20070620-0073714 in said Register's Office, being the end of said easement.

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.

Being a portion of the same property conveyed to L6 Ranch and Livestock, LLC, by Warranty Deed from Hillary Susanne Holt Evans Altaqi, a married woman, and Garrett Forrest Evans, a married man, of record in Instrument No. 20231129-0091981 Register's Office for Davidson County, Tennessee.

Being also known as 0 Ridge Hill Road Joelton, TN 37080, Lot 6

IN WITNESS WHEREOF, we have hereunto set out hands on this 15th day of May, 2024.

L6 Ranch and Livestock, LLC

Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua L. Hunter, in his capacity as Authorized Agent for L6 Ranch and Livestock, LLC with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained in said capacity.

Witness my hand and seal this 15th day of May, 2024.

Notary Public

My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
L6 Ranch and Livestock, LLC 1033 Demonbruen Street, #300 Nashville, TN 37203	New Owner	Davidson County P/O 028-00-0-189.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me on the 15th day of May, 2024.

Notary Public

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **May 15, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

5/15/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025