QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1143226 DEEDQC
06/05/2024 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240605-0041852

THIS INSTRUMENT WAS PREPARED BY:
Magnolia Title and Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L6 Ranch and Livestock LLC, a Wyoming Limited Liability Company	**NEW OWNER**	
(NAME) **1033 Demonbreun Street, Suite 300**	(NAME)	**Davidson County 028-120.00 028-087.00 028-001.01 Cheatham County 052-008.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **L6 RANCH AND LIVESTOCK LLC, A WYOMING LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **L6 RANCH AND LIVESTOCK LLC, A WYOMING LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON AND CHEATHAM COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LYING AND BEING SITUATED IN THE SECOND CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE; AND IN THE FIRST COUNCIL DISTRICT OF THE METROPOLITAN GOVERNMENT OF THE CITY OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE; LOCATED NORTH OF RIDGE HILL DRIVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER 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, SAID NORTHEAST CORNER BEING MARKED BY 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 EVANS ALONG THE SOUTH AND EAST LINES OF SAID LANDS OF DIXIELAND CO., SOUTH 84°31'18" EAST 2,203.12 FEET TO A FOUND ⅝ INCH REBAR WITH CAP STAMPED RLS 2353, AND NORTH 6°08'27" EAST 507.80 FEET TO A FOUND ½ 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 ½ INCH REBAR; SOUTH 6°10'00" WEST 498.15 FEET TO A FOUND ⅝ INCH REBAR WITH CAP STAMPED RLS 2353 ON A BLUFF, CONTINUING SOUTH 6°10'00" WEST 161.85 FEET TO THE CENTER OF 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 ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, CONTINUING SOUTH 23°45'32" EAST 1,950.54 FEET TO A SET ¾ 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 ½ INCH REBAR ON THE SOUTH SIDE OF SAID MARROWBONE CREEK; AND SOUTH 5°09'08" WEST 537.96 FEET TO A FOUND ¾ INCH IRON PIPE AT THE NORTHEAST CORNER OF THE LANDS OF THE BARBARA LEE BURNS SNELL LIVING TRUST AS DESCRIBED IN DOCUMENT NUMBER 20010223-0017122 IN THE DAVIDSON COUNTY REGISTER'S OFFICE; THENCE LEAVING SAID LANDS OF CURTIS ALONG THE NORTH LINE OF THE LANDS OF SNELL AS DESCRIBED IN SAID DOCUMENT NUMBER 20010223-0017122, SOUTH 67°07'33" WEST 265.39 FEET TO A FOUND ½ INCH REBAR, SOUTH 71°27'43" WEST 178.68 FEET TO A FOUND ½ INCH REBAR, SOUTH 72°23'59" WEST 205.04 FEET TO A FOUND ½ INCH REBAR, SOUTH 67°02'34" WEST 219.38 FEET TO A FOUND ⅝ INCH REBAR, SOUTH 67°55'06" WEST 115.79 FEET TO A FOUND ½ INCH REBAR, SOUTH 74°59'16" WEST 114.55 FEET TO A FOUND ½ INCH REBAR, AND SOUTH 22°40'46" WEST 61.88 FEET TO A FOUND ½ INCH REBAR AT THE NORTHEAST CORNER OF THE LANDS OF THE BARBARA LEE BURNS SNELL LIVING TRUST AS DESCRIBED IN DOCUMENT NUMBER 20170424-0039836 IN THE DAVIDSON COUNTY REGISTER'S OFFICE; THENCE LEAVING THE LANDS OF SNELL AS DESCRIBED IN SAID DOCUMENT NUMBER 20010223-0017122 ALONG THE NORTH LINE OF THE LANDS OF SNELL AS DESCRIBED IN SAID DOCUMENT NUMBER 20170424-0039836, SOUTH 83°11'56" WEST 219.72 FEET TO A FOUND ¼ INCH REBAR AT AN EXTERIOR CORNER ON THE NORTH LINE OF THE LANDS OF SNELL AS DESCRIBED IN SAID DOCUMENT NUMBER 20010223-0017122 (SAME RECORDED IN DEED BOOK 529 AT PAGE 892 IN THE CHEATHAM COUNTY REGISTER'S OFFICE); THENCE LEAVING THE LANDS OF SNELL AS DESCRIBED IN SAID DOCUMENT NUMBER 20170424-0039836 ALONG THE NORTH LINE OF THE LANDS OF SNELL AS DESCRIBED IN SAID DEED BOOK 529 AT PAGE 892, NORTH 72°27'59" WEST 521.39 FEET TO A FOUND ⅝ INCH REBAR WITH CAP STAMPED RLS 2353, AND SOUTH 87°38'13" WEST 974.44 FEET TO A FOUND ⅝ INCH REBAR WITH CAP STAMPED RLS 2353 ON THE EAST LINE OF SAID LANDS OF EVANS; THENCE LEAVING THE LANDS OF SNELL AS DESCRIBED IN SAID DEED BOOK 529 AT PAGE 892 ALONG THE EAST LINE OF SAID LANDS OF EVANS THE FOLLOWING COURSES: NORTH 33°49'42" EAST 19.64 FEET TO A FOUND ⅝ 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 ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, CROSSING SAID MARROWBONE CREEK AND CONTINUING NORTH 20°47'51" WEST 687.38 FEET TO A SET ¾ 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 ¾ INCH IRON PIPE WITH CAP STAMPED RLS 2893, AND CONTINUING NORTH 5°40'18" WEST 303.93 FEET TO THE POINT OF BEGINNING, CONTAINING 124.80 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).

BEING PART OF THE SAME PROPERTY CONVEYED TO L6 RANCH AND LIVESTOCK LLC, A WYOMING LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM HILLARY SUSANNE HOLT EVANS ALTAQI, A MARRIED WOMAN AND GARRETT FORREST EVANS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED NOVEMBER 27, 2023 AND RECORDED NOVEMBER 29, 2023 IN INSTRUMENT NO. 20231129-0091981, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND IN RECORD BOOK 623, PAGE 2659, CHEATHAM COUNTY, TENNESSEE.

***THE INTENT OF THIS QUITCLAIM DEED IS TO MAKE THE LEGAL DESCRIPTION HEREIN, WHICH IS A PORTION OF THE PROPERTY CONVEYED IN THE MOST RECENT WARRANTY DEED, OF RECORD.**

BEING ALSO KNOWN AS 0 RIDGE HILL DRIVE, JOELTON, TN 37080.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 30th day of May, 2024.

L6 Ranch and Livestock LLC,
a Wyoming Limited Liability Company

By: Tatanisha Leer, sole member
Tatanisha Leer, Sole Member

STATE OF Alabama
COUNTY OF Cullman

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Tatanisha Leer**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/~~himself~~ to be the Sole Member of L6 Ranch and Livestock LLC, the within named bargainor, a Wyoming limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself/~~himself~~ as Sole Member.

Witness my hand, at office, this 30th day of May, 2024.

Rose Marie Lay
Notary Signature

My commission expires: 3-7-2028 Rose Marie Lay, N.S.A.

ROSE MARIE LAY
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

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 **May 30, 2024**.

Affiant Signature

June 4, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

4th day of **June**, 20**24**.

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