QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1205033 DEEDQC
11/13/2024 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241113-0088431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

L6 Ranch and Livestock, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) 028-00-0-191.00
(NAME) **1033 Demonbreun Street, Ste 300**	(NAME) **Same**	
(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,

SHYS LINTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

L6 RANCH AND LIVESTOCK, LLC, A WYOMING LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY 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 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 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 the following courses: North 46°46'28" West 18.94 feet to a found railroad spike; and 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; thence leaving said south line along a new line through said Lands of L6 Ranch and Livestock, North 29°11'07" East 924.45 feet to a set ¾ inch iron pipe with cap stamped RLS 2893 on the west line of said Lands of Beasley; thence along the west line of said Lands of Beasley, South 4°41'20" West 1,074.85 feet to the point of beginning, containing 5.010 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).

Being the same property conveyed to Shys Linton, LLC, a Tennessee limited liability company by Warranty Deed from L6 Ranch and Livestock, LLC, a Wyoming limited liability company, dated April 08, 2024 and filed for record on April 18, 2024 as Instrument #20240418-0027610, Register of Deeds Office for Davidson County, Tennessee.

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.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is unimproved property known as: 1010 Bison Ridge Joelton, TN 37080.

Witness our hands this the 13 day of November, 2024.

Joshua Hunter, ~~Authorized Agent of~~ Shys Linton, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Hunter, in his capacity as Authorized Agent of Shys Linton, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained in said capacity.

Witness my hand and official seal, this the 13 day of November, 2024.

Notary Public
My Commission Expires:

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

Certificate of Authenticity

I, Emily Manno, 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 **11/13/24**.

Date

Affiant Signature

11/13/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026