Karen Johnson Davidson County
Batch# 1213131 DEEDQC
12/06/2024 12:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241206-0094904

QUITCLAIM DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Gleneagles Group LLC and Clear Skies Projects LLC	Same as owner(s)	07600001900
(NAME) 9 Union Square Plaza, #172	(NAME)	07600002300
(ADDRESS) Southbury, CT 06488	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Spacious Skies Land and Investments LLC**, a Connecticut limited liability company (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to (i) **The Gleneagles Group LLC – Valiant Land – Series 1**, a Wyoming limited liability company, as to a 50% undivided interest as tenant in common, and (ii) **Clear Skies Projects LLC**, a Wyoming limited liability company, as to a 50% undivided interest as tenant in common , (the "**Grantees**"), their successors and assigns, all its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is unimproved property located at 4682 Chandler Road, Hermitage, TN 37076.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 5th day of December, 2024.

GRANTOR:

Spacious Skies Land and Investments LLC,
a Connecticut limited liability company

By: _____
Alan Brown, Member

By: _____
Michelle Brown, Member

STATE OF Connecticut)
COUNTY OF Woodbury)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Alan Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Spacious Skies Land and Investments LLC, a Connecticut limited liability company, the within named Grantor, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Member of the company.

WITNESS my hand, at office, this 5th day of December, 2024.

DEBRA S SEQUEIRA
Notary Public
Connecticut
My Commission Expires Mar 31, 2025

_____
Notary Public

My Commission Expires: 3-31-2025

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michelle Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Spacious Skies Land and Investments LLC, a Connecticut limited liability company, the within named Grantor, and that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Member of the company.

WITNESS my hand, at office, this _____ day of _____, 2024.

_____
Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 5th day of December, 2024.

GRANTOR:

Spacious Skies Land and Investments LLC,
a Connecticut limited liability company

By: _____
Alan Brown, Member

By: Michelle Brown
Michelle Brown, Member

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Alan Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Spacious Skies Land and Investments LLC, a Connecticut limited liability company, the within named Grantor, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Member of the company.

WITNESS my hand, at office, this _____ day of _____, 2024.

_____
Notary Public

My Commission Expires: _____

STATE OF Conn)
COUNTY OF New Haven) South Bor

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michelle Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Spacious Skies Land and Investments LLC, a Connecticut limited liability company, the within named Grantor, and that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Member of the company.

WITNESS my hand, at office, this 5 day of Dec, 2024.

_____
Notary Public

My Commission Expires: 12/5/24

DAWN M NOWAK NOTARY PUBLIC CONNECTICUT My Commission Expires On 09/30/2026

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, Being lot number 4 on the Plan of P.M. Chaffin's Subdivision of the 117.1 acre tract of land, not of record, described according to a revised survey made by Watkins and Murray, Surveyors, October 15, 1948, as follows:

Beginning in the center of Tulip Grove to Mt. Juliet Road, formerly the old N.C. and St. L. Railroad bed at the Northeast corner of lot no. 3 shown on said survey, said point being also at the intersection of the center line of said Road and the center of Stoner Creek; thence with the center of said Creek, North 43 degrees 30 minutes West 170 feet; thence South 3 degrees 30 minutes West 85.8 feet to the center of the Tennessee Central Railroad; thence North 86 degrees 45 minutes West 682 feet; thence North 3 degrees 30 minutes East 231 feet to the center of said Creek; thence with the center of said Creek, North 41 degrees 30 minutes West 136 feet, North 12 degrees 48 minutes West 245 feet, North 63 degrees West 226 feet, North 35 degrees 15 minutes West 119 feet and North 64 degrees West 110 feet; thence leaving said Creek, South 2 degrees 15 minutes West 759 feet; thence South 1 degree 15 minutes East crossing said Tennessee Central Railroad right-of-way, in all 409 feet to the Northwest corner of lot No. 1 on said survey, said point being in the center of said Road; thence with the center of said road and the Northern boundary line of lots nos. 1, 2 and 3 on said survey, North 79 degrees 15 minutes East 1360 feet to the beginning, containing 13.7 acres more or less, including but excluding therefrom a strip of ground 100 feet wide lying immediately North of and adjoining the North margin of the Tulip Grove to Mt. Juliet Road, containing 2.8 acres, more or less, Being the Tennessee Central Railroad Right of Way.

Being the same property conveyed to Spacious Skies Land and Investments LLC, a Connecticut limited liability company by Warranty Deed from Charlotte Thompson, a single person, of record in Instrument No. 20190710-0067078, Register's Office for Davidson County, Tennessee, dated July 3, 2019, and recorded on July 10, 2019.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 December 5, 2024.

Signature
Date: December 6, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 6th day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025