Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1252052 DEEDQC
03/25/2025 02:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250325-0022384

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Hill Top Development, GP 1814 Cynthiana Lane Franklin, TN 37067	New Owner	060-13-0-002.00 060-13-0-005.01 060-13-0-005.02 060-13-0-005.03 060-13-0-006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **Hill Top Development, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **Hill Top Development, GP, a Tennessee general partnership**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

See **Exhibit A** attached hereto

This conveyance is subject to any and all restrictions and easements of record.

These are unimproved properties known as: 0 Toney Road, 2506 Webster Drive, 2504 Webster Drive, 0 Old Matthews Road, and 2528 Old Matthews Road, Nashville, TN 37027. The addresses are believed to be accurate but such addresses are not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th 24 day of ~~February~~ March, 2025. RJ RJ

Grantor:

Hill Top Development, LLC
A Tennessee limited liability company

By: _____
Name: Bobbi Jo Barnes
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Bobbi Jo Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member (or other officer authorized to execute the instrument) of Hill Top Development, LLC, a Tennessee limited liability company, the within named bargainor, and that such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Bobbi Jo Barnes as President (or other authorized officer).

Witness my hand, at office, this 18th 24 day of ~~February~~ March, 2025. RJ RJ

_____
Notary Public

My commission expires: 12/17/2028

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2028

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

_____
AFFIANT

Sworn to and subscribed before me, this 18th 24 day of ~~February~~ March, 2025. RJ RJ

_____
Notary Public

My Commission Expires: 12/17/2028

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2028

Exhibit A

Tract 1: 060-13-0-002.00

Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, being tract "A" on part of the Yokley property, unrecorded, and more particularly described according to a survey made by E. L. Miller, Jr. on September 8, 1962, as follows:

Beginning at an iron pin 225 feet North of the center of Yokley Drive; thence on a Northerly line, North 0 degrees, 50 Minutes East 200 feet to an iron pin; thence on a Southeasterly line south 83 degrees 55 minutes East 447 feet to an iron pin; thence on a Southerly line South 2 degrees 0 minutes West 200 feet to a post; thence on a Westerly fine North 81 degrees 15 minutes West 301 feet to the point of beginning and containing 2 acres more or less.

Tract 2: 060-13-0-005.01

Located in the Twelfth (12th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being tract "E" on the unrecorded plan of part of the Yokley property, described according to a survey made by E.L. Miller, Jr., dated July 11, 1962, as follows:

Beginning at an iron pin in the Northeast corner of said tract "E", said iron pin being 257.4 feet West of the Westerly margin of Matthews Road; thence in a Southwesterly line South 25 deg. 30' West 10 feet to an iron pin; thence in a Southwesterly line South 25 deg. 10' West 409.7 feet to an iron pin in the center of a 12 foot gravel road; thence in a Westerly line North 80 deg. 30' West 83 feet to a point; thence in a radius of to 3' 89 feet to a point; thence in a Northerly line North 1 deg. 50' East 221.5 feet to an iron pin; thence in an Easterly line South 77 deg. 50' East 9 feet to an iron pin; thence in a Northeasterly line North 65 deg. 0' East 23.7 feet to an iron pin; thence in an Easterly line South 74 deg. 55' East 143 feet to an iron pin; thence in a Northeasterly line North 26 deg. 10' East 125.2 feet to an iron pin; thence North 26 deg. 10' East 10 feet in a Northeasterly line to an iron pin; thence in an Easterly line South 80 deg. East 80 feet to the point of beginning and containing 1.5 acres more or less.

Tract 3: 060-13-0-005.02

Land in the Twelfth (12th), formerly 21st, Civil District of Davidson County, Tennessee, being tract "C" as shown on a survey of tracts, A, B, and C, being part of the Yokely property, made by E.L. Miller, Jr., and Col., of Nashville, Tennessee not of record, described as follows:

Beginning at an iron pin, said iron pin being the 1 82.4 feet West of the Westerly margin of Matthews Road; said iron pin also being 10 feet from an iron pin at the Southwest corner of tract "B"; thence from said Point Of Beginning, south 19 degrees 60' West 348.1 feet to an iron pin; thence North 86 degrees 00' West 122.8 feet to an iron pin; thence North 25 degrees 30' East 364.4 feet to an iron pin; thence South 80 degrees 00' East 75 feet to an iron pin, the point of beginning.

Tract 4: 060-13-0-005.03

Land in the Twelfth (12th), formerly the twenty-first (21st), Civil District of Davidson County, Tennessee, being known as tract "D" as shown on a survey by E. L. Miller, dated September 29, 1961, not of record, as follows:

Said tract "D" begins at an 18 inch hackberry tree, said Point of Beginning being South 86 deg. 45 min. West, 143 feet prom an iron pin in the Westerly margin of Old Matthew Road at its intersection with the Southerly line of a 50 foot right of way, and said Point Of Beginning also being the Northwest corner of the property conveyed by deed of record in Book 3785, Page 973, Register's Office for said County; thence with the Westerly line of said property described in deed of record in Book 3785, Page 973, said Register's Office, South 12 deg. 30 min. West, 168.0 feet to an iron pin, the Southwest corner of said property described in Book 3785, Page 973, said Register's Office; thence South 12 deg. 30 min. West ten feet to an iron pin, the Northeasterly corner of the property conveyed by deed of record in Book 3785, Page 246, said Register's Office; thence with the Northerly line of said property described in Book 3785, Page 246, North

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80 deg. West 75 feet to an iron pin, the Northwesterly corner of said property described in Book 3785, Page 246, and the Northeasterly corner of the property conveyed by deed of record in Book 3405, Page 447, said Register's Office; thence with the Northerly line of said or said property described in Book 3405, Page 447, North 80 deg. West, 80 feet to an iron pin, the Northwesterly corner of said property described in Book 3405, Page 477; thence North 14 deg. 30 min. East, 141.6 feet to an iron pin in the southerly line of said 50 foot road easement; thence with the Southerly line of said road easement, North 86 deg. 45 min. East, 165 feet to the Point Of Beginning.

Tract 5: 060-13-0-006.00

The land referred to herein below is situated in Davidson County, State of Tennessee, and is described as follows:

Property commonly known as 2528 Old Matthews Road Nashville, TN, 37207 County of Davidson.

Being lot no. 1 on the plan of Old Matthews Road subdivision of record as Instrument No. 20010913-0099804, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and described in the last instrument of conveyance as follows:

Land in the Twelfth (12th), formerly 21st, Civil District of Davidson County, Tennessee, being known as Tract No. 1 of the Hardin Yokley lands and described according to a copy of survey made of McKissack Bros. Dated July 13, 1952, as follows:

Beginning at an iron pin in the Westerly margin of Old Matthews Road at the corner of Tracts 1 and 2; thence with the line between said tracts, N. 82 deg. West 198 feet to an iron pin; thence South 71 deg. 40' West 341 feet to an iron pin; thence N. 54 deg. 40' E 120.3 feet to an iron pin; thence S. 12 deg. 10' E 102.2 feet to an iron pin in the West margin of said Old Matthews Road; thence with the margin of the same n. 24 deg E. 121.1 feet and N. 13 deg. East 194 feet to the Point Of Beginning.

Included in the above legal description but expressly excluded therefrom is the following:

Beginning at an iron rod on the Western margin of Old Matthews Road at the Southeast corner of the property of James Wallace (Db 4498, page 293, R.O.D.C., Tn) located 883.5 feet more or less South of Silas Drive and being the Northeast corner of this parcel; thence with said road margin and a curve to the right having a delta of 16 deg. 00' 40" radius of 775.00 feet, length of 216.57 feet and a chord bearing S. 16 deg. 06' 03" W. 215.87 feet to a point; thence continuing with said road N. 62 deg. 53' 03" W. 183.35 feet to an iron rod; thence N. 17 deg. 40' 00" E. 177.32 feet to an iron rod; thence S. 82 deg. 00' 00" E. 179.99 feet to the Point Of Beginning containing 0.884 acres more or less surveyed March 28, 2001 by L. Steven Bridges, Jr. RLS 1740 of Bridges Land Surveying and Consulting 313 East Main St. Ste 11 Hendersonville, Tn 37075.

Being the same property conveyed to Hill Top Development, LLC, a Tennessee limited liability company by Warranty Deed from Chris Koch and Allison Koch, husband and wife of record as Instrument No. 20201221-0151526, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 0 Toney Road, 2506 Webster Drive, 2504 Webster Drive, 0 Old Matthews Road, 2528 Old Matthews Road, Nashville, TN 37027.

This conveyance is made subject to 1) property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the grantor paying their prorated share thereof to the grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on March 24, 2025

Signature

3/24/2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jenny L Wilson
Notary Public

3/24/25
Date

My Commission Expires: 1/22/29

JENNY L WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 22, 2029