Karen Johnson Davidson County
Batch# 1267637 DEEDQC
05/02/2025 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250502-0034089

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

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Jo-Mac Properties, LLC 3048 Cecil Lewis Drive Franklin, TN 37067	New Owner	063-00-0-242.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **HERMITAGE SPRINGS ESTATES VENTURE, a Tennessee joint venture,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **JO-MAC PROPERTIES, LLC, a Tennessee limited liability company,** 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 attached Exhibit "A"

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

This is unimproved property known as 0 Southfork Blvd., Old Hickory, TN 37138. The address is believed to be accurate but such address is 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 2 day of May, 2025.

Grantors:

Hermitage Springs Estates Venture,
A Tennessee joint venture

By: Jo-Mac Properties, LLC
A Tennessee limited liability company
Its: Liquidating Partner

By: _____
Name: John Weckesser
Title: Managing Member

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John Weckesser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who up on his oath acknowledged himself to be the Managing Member of Jo-Mac Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member of Jo-Mac Properties, LLC and the Liquidating Partner of Hermitage Springs Estates Ventures, a Tennessee joint venture, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said John Weckesser as Managing Member.

Witness my hand, at office, this 2 day of May, 2025.

_____
Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

_____
AFFIANT

Sworn to and subscribed before me, this 2 day of May, 2025.

_____
Notary Public

My Commission Expires: 6/14/25

202505020034089

EXHIBIT A

Being a parcel of land in the Second Civil District of Metropolitan Nashville, the Hermitage area and Davidson County, lying west of Southfork Boulevard and being more particularly described as follows: Beginning at a ½" rebar marked with a cap ACR TN PLS #1767 in the north right of way of Southfork Boulevard, the southwest corner of the William E. Jones property as recorded in Deed Book 6036, page 281, R.O.D.C., the northeast corner of the Hermitage Springs Townhomes, Phase 1, Section 1, Instrument No. 20010801-0081514; thence from the point of beginning, along the north line of Hermitage Springs Townhomes Phase 1, Section 1, North 88° 27 minutes, 17 seconds West, 102.07 feet to a ½" rebar marked with a cap ACR TN PLS #1767; thence along the north line of Hermitage Springs Townhomes Phase 1, Section 1, South 10° degrees 38 minutes 46 seconds West, 80.84 feet to a ½" rebar marked with a cap ACR TN PLS #1767; thence along the north line of Hermitage Springs Townhomes Phase 1, Section 1 and 2, North 88° 20 minutes 11 seconds West, 1284.66 feet to a point in the west line of the Danner-Eller Golf Properties Inc. recorded in Deed Book 11260, Page 162 R.O.D.C.; thence along the east line of the Danner-Eller Golf Properties, North 01° 21 minutes 23 seconds West 177.29 feet to a point: North 22° 39 minutes 29 seconds East, 212.10 feet to a point: North 08° 28 minutes 45 seconds West, 259.67 feet to a point: North 03° 24 minutes 13 seconds West, 433.30 feet to an iron pin in the south margin of South Street (unimproved); thence along the south margin of South Street, North 85 ° 08 minutes 22 seconds East 300.75 feet to the northwest corner of the Southfork Subdivision Section 2 as of record in Book 6250, page 386 R.O.D.C.; thence with said westerly line South 05° 48 minutes 09 seconds East, 733.07 feet to a concrete monument; thence with the southerly line of Southfork Subdivision, North 77° 20 minutes 57 seconds East, 715.17 feet to an iron pin; thence with the southerly line of Southfork Subdivision, North 76° 46 minutes 21 seconds East 23.58 feet to an iron pin in the west line of William E. Jones; thence with the west line of Jones, South 29° 10 minutes 33 seconds East 435.45 feet to a point; thence with the west line of Jones, South 38° 40 minutes 02 seconds East 129.27 feet to the point of beginning, containing 770,762 square feet or 17.694 acres, according to a survey by A Clay Robinson, TN PLS# 1767, dated May 7, 2019.

Being the same property conveyed to Hermitage Springs Estates Venture, a Tennessee joint venture by Special Warranty Deed dated October 25, 2019 from Jo-Mac Properties, LLC, a Tennessee limited liability company, in Instrument Number 20191101-0112751, in the Register's Office of Davidson County, Tennessee.

202505020034089

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 May 2, 2025.

Signature

May 2, 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

5/2/25
Date

My Commission Expires: 1/22/29

