Karen Johnson Davidson County
Batch # 1327781 DEEDWARR
09/29/2025 10 06 31 AM 6 pgs
Fees $33 00 Taxes $312 19
20250929-0077220

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N. MILITARY AVENUE, SUITE 2
LAWRENCEBURG, TN 38464
File #25826KM

FROM: KADEN WEST AND WIFE, KINSLEY WEST

TO: ANDREW UPCHURCH AND BRENT UPCHURCH, HUSBAND AND WIFE

WARRANTY DEED

For and in consideration of the sum of EIGHTY-FOUR THOUSAND THREE HUNDRED SEVENTY-FIVE NO/100---($84,375.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, KADEN WEST AND WIFE, KINSLEY WEST, have bargained and sold, and by these presents, do transfer and convey unto the said ANDREW UPCHURCH AND BRENT UPCHURCH, HUSBAND AND WIFE, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Being a portion of a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel ID # 05600000800. Said portion being the Kaden & Kinsley West property as recorded in Sale Instrument Number (SIN) DB-20240621 0046614 at the Register's Office of Davidson County, Tennessee (RODCT) Said portion can be generally described as lying North of Pecan Valley Road, East of Ashland City Highway, South Pine Valley Road and can be more specifically described as follows

Commencing at a 1/2" iron pin found (capped "Meeks 2790") lying on the North side of 50' ingress/egress easement known as Pine Valley Road Said pin being the Northwest corner of the herein described parcel of land and the Northwest corner of the parent tract of which this is a part. Said pin further being the Northeast corner of the Andrew & Brent Upchurch property as record in SIN DB-20150223 0015277 RODCT. Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692325 26 and an Easting of 1687253.81.

Thence, with said Upchurch S 13° 08' 13" W a distance of 131.21' to a set 1/2" iron pin capped "Meeks 2790". Said pin being the Northwesternmost corner of the herein described parcel of land and the True Point of Beginning.

Thence, leaving said Upchurch on the following three New Severance lines: S 41° 27' 52" E a distance of 68 52' to a set 1/2" iron pin capped ' Meeks 2790". Said corner marking a corner of a 2 acre cut-out and the Northeast corner of the herein described parcel of land.

Thence, S 17° 38' 47" W a distance of 646 86' to a set 1/2" iron pin capped "Meeks 2790",

Thence, S 31° 31' 50" E a distance of 165 12' to a found 1/2" iron pin Said pin marking the Northernmost corner of the Scottsboro Farms, LLC property as recorded in SIN DB- 20240404 0023906 RODCT.

Thence, with said Farms the following three calls. S 75° 02' 42" W a distance of 334.06' to a found 1/2" iron pin;

Thence, S 81° 48' 28" W a distance of 101.56' to a found 1/2" iron pin; Thence, S 49° 50' 23" W a distance of 672.77' to a found 1/2" iron pin capped "Meeks 2790". Said pin marking the Northwest corner of said Farms and the Southeast corner of the Tonya Ferguson Blankenship property as recorded in SIN QC-00011458 0000184 RODCT

Thence, leaving said Farms with said Blankenship N 08° 07' 58" E a distance of 742.08' to a found 1/2" iron pin Said pin marking a corner of said Blankenship and the Southwest corner of the Andrea English property as recorded in SIN 2B-20210423 0054352 RODCT

Thence, leaving said Blankenship with said English the following two calls: S 85° 03' 14" E a distance of 490 57' to a found 1/2" iron pin;

Thence, N 80° 18' 53" E a distance of 166 67' to a found 1/2" iron pin. Said pin marking the Southeast corner of said English and the Southwest corner of said Upchurch.

Thence, leaving said English with said Upchurch S 63° 31' 50" E a distance of 98 52' to a found 1/2" iron pin Said pin marking the Southeast corner of said Upchurch Said pin further lying N 76° 51' 47" W a distance of 5.00' from a pin set earlier in this description

Thence, with said Upchurch's East boundary line N 13° 08' 13" E a distance of 684 55' to the Point of Beginning Containing **326,658.54 square feet or 7.50 acres, more or less** Together with and subject to any easements, covenants, conveyances, right of ways, and/or restrictions that are of record and not of record. This description was written by Joshua A Meeks (RLS 2790) of Meeks Land Surveying and is based on a survey conducted on 7/12/25 (Pine Valley Road).

Subject to Restrictive Covenants for Detached Structure of record in Instrument No 20230531-0041102, Register's Office of Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement of record in Book 7199, Page 418, Register's Office of Davidson County, Tennessee

This being a portion of the same property conveyed to William West and Valerie West, husband and wife, by Warranty Deed from Terry E Wilkes and Joseph S. Dozier, of record in Instrument No 20230412-0026682, in the Register's Office of Davidson County, Tennessee, dated April 10, 2023 and recorded on April 12, 2023.

This being a portion of the same property conveyed to Kaden West and wife, Kinsley West by Warranty Deed from William West and Valerie West, husband and wife, of record in Instrument No 20240621-0046614, in the Register's Office of Davidson County, Tennessee. dated June 14, 2024 and recorded on June 21, 2024.

MAP 56, PARCEL 8.00 (S)
PROPERTY ADDRESS: PINE VALLEY ROAD, ASHLAND, TN 37015

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ANDREW UPCHURCH AND BRENT UPCHURCH, HUSBAND AND WIFE, their heirs and assigns forever. And we do covenant with the said ANDREW UPCHURCH AND BRENT UPCHURCH, HUSBAND AND WIFE, that we are

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the matters set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to ANDREW UPCHURCH AND BRENT UPCHURCH, HUSBAND AND WIFE, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 22 DAY OF September, 2025.

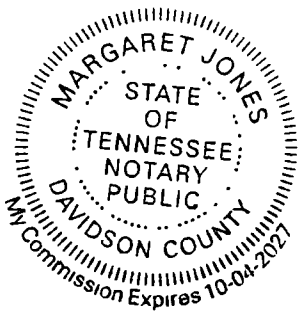
Kaden West
KADEN WEST

Kinsley West
KINSLEY WEST

STATE OF Tennessee
COUNTY OF Davidson

On this 22 day of September, 2025, before me personally appeared KADEN WEST AND KINSLEY WEST, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Nashville, in the State of Tennessee.

SEAL



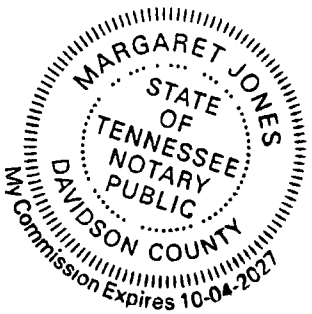
Margaret Jones
NOTARY PUBLIC
My Commission Expires: 10-4-2027

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 84,375.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Kaden West
AFFIANT Kaden West

Subscribed and sworn to before me this 22 day of September, 2025.

SEAL



Margaret Jones
NOTARY PUBLIC
My Commission Expires: 10-4-2027

NEW OWNER(S): ANDREW UPCHURCH AND BRENT UPCHURCH, HUSBAND AND WIFE
ADDRESS: 5032 Pine Valley Road, Ashland City, TN, 37015

SEND TAX BILLS TO:
5032 Pine Valley Road
Ashland City, TN, 37015

MAIL RECORDED DOCUMENT TO:
5032 Pine Valley Road
Ashland City, TN, 37015

Exhibit "A"

Being a portion of a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel ID # 05600000800. Said portion being the Kaden & Kinsley West property as recorded in Sale Instrument Number (SIN) DB-20240621 0046614 at the Register's Office of Davidson County, Tennessee (RODCT). Said portion can be generally described as lying North of Pecan Valley Road, East of Ashland City Highway, South Pine Valley Road and can be more specifically described as follows.

Commencing at a 1/2" iron pin found (capped "Meeks 2790") lying on the North side of 50' ingress/egress easement known as Pine Valley Road. Said pin being the Northwest corner of the herein described parcel of land and the Northwest corner of the parent tract of which this is a part. Said pin further being the Northeast corner of the Andrew & Brent Upchurch property as record in SIN DB-20150223 0015277 RODCT Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692325.26 and an Easting of 1687253.81.

Thence, with said Upchurch S 13° 08' 13" W a distance of 131.21' to a set 1/2" iron pin capped "Meeks 2790". Said pin being the Northwesternmost corner of the herein described parcel of land and the True Point of Beginning.

Thence, leaving said Upchurch on the following three New Severance lines: S 41° 27' 52" E a distance of 68.52' to a set 1/2" iron pin capped "Meeks 2790". Said corner marking a corner of a 2 acre cut-out and the Northeast corner of the herein described parcel of land.

Thence, S 17° 38' 47" W a distance of 646.86' to a set 1/2" iron pin capped "Meeks 2790";

Thence, S 31° 31' 50" E a distance of 165.12' to a found 1/2" iron pin. Said pin marking the Northernmost corner of the Scottsboro Farms, LLC property as recorded in SIN DB- 20240404 0023906 RODCT.

Thence, with said Farms the following three calls. S 75° 02' 42" W a distance of 334.06' to a found 1/2" iron pin;

Thence, S 81° 48' 28" W a distance of 101.56' to a found 1/2" iron pin; Thence, S 49° 50' 23" W a distance of 672.77' to a found 1/2" iron pin capped "Meeks 2790". Said pin marking the Northwest corner of said Farms and the Southeast corner of the Tonya Ferguson Blankenship property as recorded in SIN QC-00011458 0000184 RODCT.

Thence, leaving said Farms with said Blankenship N 08° 07' 58" E a distance of 742.08' to a found 1/2" iron pin. Said pin marking a corner of said Blankenship and the Southwest corner of the Andrea English property as recorded in SIN 2B-20210423 0054352 RODCT.

Thence, leaving said Blankenship with said English the following two calls: S 85° 03' 14" E a distance of 490.57' to a found 1/2" iron pin;

Thence, N 80° 18' 53" E a distance of 166.67' to a found 1/2" iron pin. Said pin marking the Southeast corner of said English and the Southwest corner of said Upchurch.

Thence, leaving said English with said Upchurch S 63° 31' 50" E a distance of 98 52' to a found 1/2" iron pin. Said pin marking the Southeast corner of said Upchurch. Said pin further lying N 76° 51' 47" W a distance of 5.00' from a pin set earlier in this description

Thence, with said Upchurch's East boundary line N 13° 08' 13" E a distance of 684.55' to the Point of Beginning. Containing **326,658.54 square feet or 7.50 acres, more or less**. Together with and subject to any easements, covenants, conveyances, right of ways, and/or restrictions that are of record and not of record. This description was written by Joshua A Meeks (RLS 2790) of Meeks Land Surveying and is based on a survey conducted on 7/12/25 (Pine Valley Road).

Subject to Restrictive Covenants for Detached Structure of record in Instrument No. 20230531-0041102, Register's Office of Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement of record in Book 7199, Page 418, Register's Office of Davidson County, Tennessee.

This being a portion of the same property conveyed to William West and Valerie West, husband and wife, by Warranty Deed from Terry E. Wilkes and Joseph S. Dozier, of record in Instrument No. 20230412-0026682, in the Register's Office of Davidson County, Tennessee, dated April 10, 2023 and recorded on April 12, 2023.

This being a portion of the same property conveyed to Kaden West and wife, Kinsley West by Warranty Deed from William West and Valerie West, husband and wife, of record in Instrument No. 20240621-0046614, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024 and recorded on June 21, 2024.

This being the same property conveyed to Andrew Upchurch and Brent Upchurch, husband and wife, by Warranty Deed from Kaden West and wife, Kinsley West of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.