Karen Johnson Davidson County
Batch# 1336412 DEEDQC
10/21/2025 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251021-0083880

RECORD AND RETURN TO:
White's Creek Landco, LLC
3191 South Bay Circle
Juniper, FL 33477

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of Oct, 2025.

NOTARY PUBLIC

My commission expires: 1/24/28

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
White's Creek Landco, LLC 3191 South Bay Circle Juniper, FL 33477	Same as Address of New Owner	030 00 0 071.00 and P/O 030 00 0 068.00

The purpose of this Deed is to combine Parcel 030000071.00 and part of 030000068.00 into a single parcel, and provide new legal description for combined land

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **White's Creek Landco, LLC, a Florida limited liability company,** hereinafter called the Grantor(s), have quitclaimed and by these presents do hereby quitclaim all their right, title and interest unto **White's Creek Landco, LLC, a Florida limited liability company,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a tract of land lying in Metropolitan Nashville-Davidson County, Tennessee, generally bounded on the north by David Rogers (Inst. No. 20220315-0030103 & Inst. No. 20130923-0099601), Gerald Aplin (Inst. No. 20021119-0143643), the remaining Whites Creek Landco LLC (Inst. No. 20250423-0031176), and Juan Gatica (Inst. No. 20200928-0111473), on the east by Charles Gassaway (Inst. No. 00011618-0000574), Joseph Conn (D.B. 11104, pg. 923), Theodore Bates (Inst. No. 20020703-0080593), and Lots 1-6 of Hickory Hollow Subdivision (D.B. 4675, pg. 86), on the south by Charles Johnson (Inst. No. 20060530-0063081) and Jessica Blagys (Inst. No. 20240402-0022729), and on the west by Christopher Babcock (Inst. No. 20190516-0046450), and being more particularly described as follows:

Beginning at a point in the north line of Johnson and the north margin of a shared drive, being the southwest corner of Powell and the southeast corner of the property herein described; thence with the north lines of Johnson and Blagys, and along the north margin of said drive, the following calls: N 42°02'30" W , 110.24'; thence N 34°55'25" W , 97.31'; thence N 56°24'25" W , 96.05'; thence N 40°57'33" W , 24.26' to a point in the north line of Blagys, being the southeast corner of Babcock and the southwest corner of the property herein described; thence leaving said drive, with the east line of Babcock and generally along a draing, the following calls: N 36°53'25" E , 139.94'; thence N 27°09'25" E , 101.32'; thence N 49°07'33" E , 53.44'; thence N 29°47'27" E , 224.61'; thence N 54°44'15" E , 91.83'; thence N 28°34'29" E , 181.16'; thence N 19°30'44" E , 101.28'; thence N 32°49'46" E , 102.29' to a 32-inch elm; thence leaving said drain and continuing with Babcock, the following calls: N 83°35'31" W , 920.26' to cedar stump; thence N 08°08'59" E , 967.24' to an iron pin found; thence N 87°18'14" E , 479.55' to a fence corner post; thence N 33°12'12" W , 721.06' to a black walnut in the south line of David Rogers, being the northeast corner of Babcock and the northwest corner of the property herein described; thence with the south line of Rogers S 86°34'09" E , 647.50' to an iron pin found, being the southeast corner of Rogers; thence with the east line of Rogers, N 08°27'17" W , 644.33' to an iron pin found, being the southwest corner of Aplin; thence leaving Rogers and with the south line of Aplin, N 44°17'55" E , 83.32' to a point on the north side of Earthmans Fork Creek; thence leaving Aplin and generally along the north side of Earthmans Fork Creek with a new severance line, the following calls: 16°25'29" E , 70.72'; thence S 54°40'17" E , 504.48'; thence S 37°23'05" E , 295.02' to a point in the north line of Gatica; thence with the north line of Gatica, S 42°04'16" W , 27.71' to a point in the center of Earthmans Fork Creek, being the northwest corner of Gatica; thence with the west lines of Gatica and Gassaway, and along the center of Earthmans Fork Creek, the following calls: S 40°30'15" E , 99.38'; thence S 33°09'15" E , 98.26'; thence S 21°31'19" E , 90.12'; thence S 37°01'09" E , 83.78'; thence S 54°52'38" E , 111.48' to a point in the center of Earthmans Fork Creek, being the northeast corner of the property herein described; thence leaving Earthmans Fork Creek and continuing with the west line of Gassaway and Conn, S 03°42'51" W , passing an iron pin found at 58.84', a total distance of 681.55' to an iron pin found, being the southwest corner of Conn and the northeast corner of Bates; thence with the north line of Bates, S 82°12'04" W , 561.44' to an iron pin found, being the northwest corner of Bates; thence with the west line of Bates, S 08°11'37" E , 661.87' to an iron pin found, being the southwest corner of Bates and the northwest corner of Lot 6 of Hickory Hollow Subdivision; thence with the west line of Hickory Hollow Subdivision, S 30°59'45" W , passing an iron pin found at 989.76', being the southwest corner of Lot 2 and the northwest corner of Lot 1 of said subdivision, a total distance of 1171.53' to the Point of Beginning. Containing 60.53 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859.

Being the same property conveyed to White's Creek Landco, LLC from Daniel J. Cooper by Warranty Deed dated May 27, 2025 and of record in Instrument No. 20250530-0042532 and also being a portion of that property conveyed to White's Creek Landco, LLC by Warranty Deed dated April 18, 2025 of record in Instrument No. 20250423-0031176, both in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 16th day of October, 2025.

Grantors

White's Creek Landco, LLC, a Florida
Limited liability company

By: JOHN PHILIP CLARK
Title: SOLE OWNER

STATE OF North Carolina
COUNTY OF Macon

Personally appeared before me, a Notary Public, John Philip Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who represented him/herself to be the Sole owner of White's Creek Landco, LLC, and who acknowledged that he/she executed the within instrument for the purposes therein contained as said Sole owner on behalf of Whites's Creek Landco, LLC, a Florida limited liability company.

WITNESS my hand and seal, this 16 day of October, 2025.

Leslie A. Cook
Notary Public

Leslie A. Cook
Notary Public, North Carolina
Macon County
My Commission Expires
October 04, 2028

LESLIE A. Cook
Printed Notary Name

My commission expires: October 4, 2028

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/16/25 (date of document).

Jennifer Pennell

10/21/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/21, 2025.

Rachel K. Wilkie
Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

