Karen Johnson
Batch # 1346902
11/17/2025 09 25 35 AM
Fees $13 00 Taxes $1,665 00
Davidson County
DEEDWARR
2 pgs
20251117-0091244

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 Medical Center Pkwy., Ste. 1560
Murfreesboro, TN 37129
VT240200012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$450,000.00

James R Kieffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

SAL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 Medical Center Pkwy., Ste. 1560, Murfreesboro, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Century Ridge, LLC	**Century Ridge, LLC**	**174-00-0-194.00**
3841 Green Hills Village, Ste. 400	**3841 Green Hills Village Ste. 400**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James R. Kieffer and Houston E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Century Ridge, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING a parcel of land situated in Davidson County, Tennessee, being the Tax Parcel Map 174 Parcel 194.00 Cane Ridge Road, Antioch, Tennessee, being more particularly described as follows:

BEGINNING at an 5/8-inch iron rod found in the eastern R.O.W. of Cane Ridge Road being the south corner of described Lot 2 and the northwest corner of Zoltan Szabo & Thongbay Chanthasaeng Instrument Number 20151210-0124288 (R.O.D.C., TN); Thence with the east R.O.W. line of said road North 21 degrees 15 minutes 56 seconds West a distance of 32.15 feet to a ½-inch iron rod set with an H&H cap; Thence continuing on a curve to the left, Delta 05 degrees 27 minutes 23 seconds, radius of 221.33 feet, an arc length of 21.08 feet, Chord bearing North 22 degrees 24 minutes 31 seconds West a distance of 21.07 feet to a ½-inch iron rod set with an H&H cap, in the east R.O.W.; Thence leaving said R.O.W. with the new severing line of Lot 1 and Lot 2 the following three courses, North 48 degrees 15 minutes 40 seconds east a distance of 647.90 feet to a ½-inch iron rod set with a H&H cap; Thence North 49 degrees 16 minutes 16 seconds East a distance of 171.79 feet to ½-inch iron rod set with an H&H cap; Thence North 49 degrees 19 minutes 21 seconds East a distance of 386.59 feet to a ½-inch iron rod set with an H&H cap in the south line of Cane Ridge Farms Homeowners Association Instrument Number 20160614-0059957 (R.O.D.C., TN); Thence with said south line also being the north line of the described Lot 2, North 84 degrees 20 minutes 33 seconds East a distance of 419.02 feet to an 5/8-inch iron rod found in the west line of BSL Land Holdings, LLC Instrument Number 20221014-0112779 (R.O.D.C., TN) being the northeast corner of the described Lot 2; Thence with said west line, South 06 degrees 36 minutes 21 seconds West a distance of 616.81 feet to a ½-inch iron rod found being the southeast corner of described Lot 2 and the northeast corner of William D. Alexander Will Book 227, Page 565 (R.O.D.C, TN); Thence with the north line of Alexander, North 84 degrees 20 minutes 40 seconds West a distance of 838.17 feet to a ½-inch iron rod found being the northwest corner of said William D. Alexander and the north corner of said Szabo & Chanthasaeng; Thence South 48 degrees 15 minutes 40 seconds West a distance of 534.80 feet to the True Point of Beginning.

Containing 394,494.0 Square feet ± or 9.06 Acres more or less.

Reference: Boundary Survey for Houston Hill, by H & H Land Surveying, Inc. dated 07/25/2023 By David Lee Cyphers, TNRLS #2779.

BEING PART OF the same property conveyed to James R. Kieffer and Houston E. Hill by Warranty Deed from Harold L. Kieffer, Jr. (joined by Mary Lou Kieffer), dated 1/28/2003 and recorded 1/30/2003 in Instrument Number 20030130-0013154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All matters appearing on the plan of record; 5) All applicable government and zoning regulations.

This is Unimproved (X) property known as **0 Cane Ridge Rd, Antioch, TN 37013**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 14th day of November, 2025.

James R Kieffer

James R. Kieffer

Houston E. Hill

Houston E. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R Kieffer and Houston E Hill the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2025

Commission Expires _____

Gail C Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029