Karen Johnson Davidson County
Batch # 1346902 DEEDQC
11/17/2025 09 25 35 AM 2 pgs
Fees $12 00 Taxes $0 00
20251117-0091245

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT240200012

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$0 00

James R Keiffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF NOVEMBER 2025

Notary Public

MY COMMISSION EXPIRES

PAUL VINCENT NOTARY 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., SUITE 1560, MURFREESBORO, TN 37129

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

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. Keiffer and Houston E. Hill, each an individual

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

Century Ridge, LLC, a Delaware limited liability company

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

BEING a parcel of land located in the 33rd Councilmanic District, General Services District, Nashville, Davidson County, Tennessee, generally located on the east side of Cane Ridge Road between Cane Springs Road and Old Hickory Boulevard, being more particularly described as follows

BEGINNING at an old five-eighths inch iron rod on the easterly right-of-way line of Cane Ridge Road, said iron rod being a common corner with Zoltan S. Szabo & Thongbay Chanthasaeng of record in Instrument No. 20151210-0124288, in the Register's Office for Davidson County, Tennessee, and being the southwesterly corner of the herein described property;

THENCE, leaving Zoltan S. Szabo & Thongbay Chanthasaeng with said easterly right of way line of Cane Ridge Road the following calls N 21° 30' 00" W, 32 15 feet to a new capped one-half inch iron rod stamped Barge Design Solutions, With a curve to the left 01° 47' 26", a radius of 673.68 feet, a tangent of 10.53 feet, and a chord of N 22° 23' 43" W, 21.05 feet for an arc length of 21 05 feet to a new capped one-half inch iron rod stamped Barge Design Solutions, same being a common corner with Hajar Haydar of record in Instrument No 20230918-0072914, R O.D C ,

THENCE, leaving the easterly right of way line of Cane Ridge Road with Hajar Haydar the following calls
N 48° 16' 07" E, 647 90 feet to a new a new capped one-half inch iron rod stamped Barge Design Solutions, N 49° 16' 42" E, 171 86 feet to a new a new capped one-half inch iron rod stamped Barge Design Solutions, N 49° 19' 49" E, 385 98 feet to a new a new capped one-half inch iron rod stamped Barge Design Solutions, said iron rod being on the southerly line of The Grove at Cane Ridge, Phase 1 of record in Instrument No 20120301-0018228, R.O.D.C.;

THENCE, leaving Hajar Haydar with said southerly line of The Grove at Cane Ridge, Phase 1, N 84° 03' 38" E, 420.23 feet to an old five-eighths inch iron rod,

THENCE, S 06° 37' 50" W, 616 50 feet to an old five-eighths inch iron rod being a common corner with William Darrell Alexander of record in Will Book 227, Page 565;

THENCE, with William Darrell Alexander, N 84° 29' 14" W, 838.32 feet to an old five-eighths inch iron rod being a common corner with the aforementioned Zoltan S Szabo & Thongbay Chanthasaeng property;

THENCE, S 48° 16' 07" W, 534 75 feet to the POINT OF BEGINNING

Containing 394,049 square feet or 9 05 acres, more or less.

Being the same property conveyed to Century Ridge, LLC, a Delaware limited liability company by Warranty Deed from James R Kieffer and Houston E Hill dated November 14, 2025 and recorded November 17, 2025 in Instrument Number 20251117-0091244, Register's Office for Davidson County, Tennessee

Unimproved (X) property known as 0 Cane Ridge Rd., Antioch, TN 37013

Witness my hand this 14th day of November, 2025

JAMES R KEIFFER

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 _____

Notary Public

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