THIS INSTRUMENT WAS PREPARED BY:
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Karen Johnson Davidson County
Batch# 1360610 DEEDQC
12/22/2025 01:40:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251222-0101557

NAME / ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL#
Fox Hollow Joint Venture 214 Overlook Cir., Ste. 200 Brentwood, TN 37027	*Same as New Owner*	17800006900

This instrument was prepared by information provided by the parties with no title examination having been made, and the parties hereto agree to hold Thomas N. Jones, Attorney at Law, and Thomas N. Jones & Associates harmless from any and all liability that may arise in connection herewith.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **C & S Joint Venture, a Tennessee General Partnership,** (hereinafter called **"GRANTOR(S)"**), by these presents, do(es) hereby quitclaim and convey unto **Fox Hollow Joint Venture, a Tennessee Joint Venture** (hereinafter called **"GRANTEE(S)"**), their heirs/successors and assigns, all of our right, title, and interest in and to the following described property in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 29 (10.06 acres)

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177 ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY C & S JOINT VENTURE'S 10.09 ACRE TRACT (TRACT 30) ON THE EAST; JOHN H. DILLON ON THE SOUTH; C & S JOINT VENTURE'S TRACT 28 ON THE WEST; JOSHUA SCOTT THOMPSON ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

BEGINNING AT AN EXISTING ½" IRON PIN SET IN THE CREEK (N:611037.86 E:1661875.51) IN THE SOUTH LINE OF DAVID JOHNSTON SAFFOLD (REF. INSTRUMENT #20200623-006726 R.O.D.C.- LOT 6 OF FOX HOLLOW FARMS; THENCE WITH SAFFOLD'S SOUTH LINE N26°30'34"E 87.51' TO AN EXISTING ½" IRON PIN "DANIELS #1489" ON THE NORTH SIDE OF A CREEK, THE SOUTHWEST CORNER OF JOSHUA SCOTT THOMPSON (REF. INSTRUMENT

#20180608-0055169 R.O.D.C.- LOT 5 OF FOX HOLLOW FARMS 1st REVISION (REF. INSTRUMENT #20040916-0111825 R.O.D.C.- PROPERTY MAP 177 PARCEL 38); THENCE WITH THOMPSON'S SOUTH LINES S89°21'36"E 202.49' TO AN EXISTING ½" IRON PIN "DANIELS #1489" ON THE NORTH SIDE OF A CREEK; THENCE N70°38'19"E 150.38' TO AN EXISTING ½" IRON PIN "DANIELS #1489" ON THE NORTH SIDE OF A CREEK; THENCE PASSING A ½" IRON PIN N57°55'42"E AT 57.54' IN ALL 196.14' TO AN EXISTING ½" IRON PIN "DANIELS #1489" IN THE WEST LINE OF ZACHARY WALDEN (REF. INSTRUMENT #20201204-0141129 R.O.D.C.- LOT 4 OF FOX HOLLOW FARMS (REF. PLAT BOOK 9700 PAGE 604 R.O.D.C.- PROPERTY MAP 178 PARCEL 70); THENCE WITH WALDEN'S WEST LINE S17°49'51"E CROSSING THE CREEK AT 25' IN ALL 83.80' TO AN EXISTING ½" IRON PIN "R.L.S. #1455", THE NORTHWEST CORNER OF C & S JOINT VENTURE'S TRACT 30; THENCE WITH TRACT 30'S WEST LINE S04°30'48"E 636.33' TO A ½" IRON PIN SET IN THE NORTH LINE OF JOHN H. DILLION (REF. DEED BOOK 7169 PAGE 994 R.O.D.C.- PROPERTY MAP 178 PARCEL 5); THENCE WITH DILLON'S NORTH FENCE LINES S33°07'08"W 107.17' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE WITH TRACT 29'S SOUTH LINES S30°31'04"W 172.85' TO A 30" DEAD TREE; THENCE S31°39'53"W 71.56' TO A 24" OAK; THENCE S40°53'48"W 55.92' TO AN 18" HICKORY; THENCE S49°47'09"W 37.53' TO A 12" HICKORY, THE SOUTHEAST CORNER OF C & S JOINT VENTURE'S TRACT 28; THENCE WITH TRACT 28'S EAST LINES N41°30'30"W 362.99' TO A ½" IRON PIN SET; THENCE N13°11'52"W 594.02' TO THE POINT OF BEGINNING, CONTAINING 10.06 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE, 14, 2024.

BEING A PORTION OF LOTS 28, 29 & 30 OF THE SAME PROPERTY CONVEYED TO C & S JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP, FROM CHARLIE B. MITCHELL, JR. TRUSTEE OF THE MITCHELL FAMILY TRUST DATED DECEMBER 20, 2022AS RECORDED IN INSTRUMENT # 20240430-0031367 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

Further being a portion of the same property conveyed to C & S Joint Venture, a Tennessee General Partnership, by Quitclaim Deed from Thomas N. Jones, Trustee, dated August 1, 2024, and recorded as Instrument #20240814-0061696 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

[SIGNATURE PAGE(S) TO FOLLOW]

Executed on this 17th day of December, 2025.

GRANTOR(S):

C&S Joint Venture,
a Tennessee General Partnership

By: Sullivan Design & Construction, LLC,
Its Partner

By: _____
Name: Barry Sullivan
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Barry Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Sullivan Design & Construction, LLC, which is a Partner of C&S Joint Venture, a Tennessee General Partnership, the within named bargainor, and that he as such managing member executed the foregoing instrument for the purpose therein contained, by signing the name of C&S Joint Venture, a Tennessee general partnership, by himself as Managing Member of Sullivan Design & Construction LLC, a partner of C&S Joint Venture.

Witness my hand this 17th day of December, 2025.

_____
Notary Public

My Commission expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

C&S Joint Venture,
a Tennessee General Partnership

By: Chouteau Creek Holdings, LLC
Its Partner

By: _____
Name: Ben Eastep
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Ben Eastep, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Chouteau Creek Holdings, LLC, which is a Partner of C&S Joint Venture, a Tennessee General Partnership, the within named bargainor, and that he as such managing member executed the foregoing instrument for the purpose therein contained, by signing the name of C&S Joint Venture, a Tennessee partnership, by himself as Managing Member of Chouteau Creek Holdings LLC, a partner of C&S Joint Venture.

Witness my hand this 17th day of December, 2025.

Leigh Anne Sailors
Notary Public

My Commission expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $0.00.

AFFIANT

Sworn and subscribed before me this 17th day of December, 2025.

Leigh Anne Sailors
Notary Public

My Commission expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, 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 December 17, 2025 (date of document).

Thomas N. Jones
Date: December 18, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 18th day of December, 2025.

Notary Public

My Commission Expires: 8-3-26

