Name and Address of New Owner:
Acklen Property Group, LLC
3200 West End Avenue, Suite 500
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1360908 DEEDQC
12/22/2025 02:23:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20251222-0101604

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 033-00-0-029.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vista Land Co., LLC, a Tennessee Limited Liability Company** "the Grantor," conveys and quitclaims unto **Acklen Property Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning on a 3/8 inch iron rod(o) located at the Northwest corner of the subject tract and the Northeast corner of said Echo Hill Estates Section Two and in the South line of the said BVT Worrell Farms, LTD.; thence, with the South line of the said BVT Worrell Farms, LTD. for the next two calls, North 87 degrees 19 minutes 03 seconds East, 951.65 feet to an iron rod(o); thence, North 86 degrees 39 minutes 59 seconds East, 367.08 feet to an iron rod(o) in the West line of the said Randall L. Jones & wife Sylvia N. Jones; thence, with Jones West line South 07 degrees 23 minutes 39 seconds West, 808.84 feet to an iron rod(o) in the North line of the said Johnson Properties L.C.; thence, with the North line of the Johnson Properties L.C. North 84 degrees 15 minutes 12 seconds West, 333.88 feet to a one inch iron rod(o) at the Northwest corner of Johnson Properties, L.C. and the Northeast corner of the said Old Center Church of Christ Trustees property; thence, with the Old Center Church of Christ Trustees property for the next three calls: North 85 degrees 38 minutes 19 seconds West, 120.76 feet to a one inch iron rod(o); thence, South 06 degrees 08 minutes 48 seconds West, 409.62 feet to a one inch iron rod(o); thence, South 06 degrees 15 minutes 08 seconds West, 288.04 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Northeast comer of lot 59 of Echo Hill Estates Section One; thence, with the North line of Echo Hill Estates Section One for the next 7 calls: North 83 degrees 37 minutes 38 seconds West, passing a 1 inch iron rod(o) at 25.00 feet, in all 152.33 feet to a 1 inch iron rod(o); thence, North 04 degrees 58 minutes 49 seconds East, 37.33 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 84 degrees 32 minutes 56 seconds West, 434.50 to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 84 degrees 46 minutes 59 seconds West, 22.80 feet to a 5/8 inch iron rod(N) with

cap stamped Ragan-Smith Associates; thence, North 81 degrees 19 minutes 22 seconds West, 50.07 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 82 degrees 53 minutes 26 seconds West, 14.91 feet to a 3/8 inch iron rod(o); thence, North 82 degrees 39 minutes 57 seconds West, 174.76 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Southeast corner of Lot 81, Echo Hill Estates Section Two; thence, with the East line of Echo Hill Estates Section Two for the next 14 calls: North 16 degrees 30 minutes 52 seconds East, 187.87 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates in the North right-of-way of Solitude Circle; along the North right-of-way of Solitude Circle along a curve to the right having a central angle of 25 degrees 04 minutes 01 seconds, a radius of 278.85 feet, an arc length of 122.00 feet, a tangent of 61.99 feet, and a chord bearing and distance of North 60 degrees 58 minutes 54 seconds West, 121.01 feet to a 3/4 inch iron rod(o); North 41 degrees 28 minutes 17 seconds West, 153.05 feet to an iron rod(o); thence, North 52 degrees 31 minutes 39 seconds West, 62.46 feet to a concrete monument(o); thence; North 25 degrees 57 minutes 56 seconds West, 263.86 feet to a concrete monument(o); thence, North 18 degrees 49 minutes 35 seconds West, 80.14 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 00 degrees 31 minutes 07 seconds East, 156.90 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 37 degrees 05 minutes 12 seconds East, 85.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 88 degrees 21 minutes 07 seconds East, 180.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 01 degrees 38 minutes 53 seconds West, 128.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, South 80 degrees 09 minutes 03 seconds East, 6.44 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, South 87 degrees 30 minutes 45 seconds East, 36.82 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 06 degrees 37 minutes 22 seconds East, 172.52 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence, North 12 degrees 25 minutes 57 seconds East, 27.63 feet to the Point of Beginning, containing 1,148,694 square feet or 26.370 acres, more or less, as calculated by the above described courses and distances.

EXCLUSIONS:

1. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060105-0001315, said Register's Office. (inadvertently previously referenced as 20050127-0010265)

2. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090914-0085851, said Register's Office; as corrected by Sciveners Affidavit of record in Instrument No. 20120621-0054510, said Register's Office.

3. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060308-0026957, said Register's Office.

4. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060728-0091459, said Register's Office.

5. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060817-0101464, said Register's Office.

6. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20060831-0107627, said Register's Office.

7. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20061113-0140561, said Register's Office.

8. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20061113-0140571, said Register's Office.

9. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20070104-0001736, said Register's Office.

10. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090501-0039949, said Register's Office.

11. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090616-0056091, said Register's Office.

12. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20090909-0084286, said Register's Office.

13. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20171026-0109692, said Register's Office.

14. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20160929-0102913, said Register's Office.

15. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20170411-0035326, said Register's Office.

16. INCLUDED in the above property description, but specifically

EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20170421-0039477, said Register's Office.

17. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20170515-0048208, said Register's Office.

18. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20180202-0010754, said Register's Office.

19. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20190403-0029965, said Register's Office.

20. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20160708-0070093, said Register's Office.

21. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20160721-0075221, said Register's Office.

22. INCLUDED in the above property description, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Instrument No. 20051028-0130299, said Register's Office.

Being the same property conveyed to Vista Land Co, LLC and Nelson Holt by Warranty Deed from J.D. Eatherly for Eatherly Properties of record in Instrument No. 20210303-0027627 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 03, 2021. The said Nelson Holt, also known as Nelson W. Holt Jr., having died on March 31, 2022. His estate was probated in Docket No. 22P645 in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee at Nashville, Probate Division.

Being the same property conveyed to Vista Land Co., LLC by Quitclaim Deed from Mary Ella Holt, individually, and Billie Jane Loftis, Executor of the Estate of Nelson W. Holt, Jr. of record in Instrument No. 20250108-0001695 Register's Office for Davidson County, Tennessee, dated December 18, 2024 and recorded on January 8, 2025.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17 day of December, 2025.

_____(SEAL)
Daryl Adler, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle, of the state and county mentioned, personally appeared Daryl Adler, Managing Member of Vista Land Co., LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Vista Land Co., LLC, the within named bargainor, a Limited Liability Company, and that such Daryl Adler as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this 17 day of December 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 15 day of December, 2025.

_____(SEAL)
Mike Brady, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle, of the state and county mentioned, personally appeared Mike Brady, Member of Vista Land Co., LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Vista Land Co., LLC, the within named bargainor, a Limited Liability Company, and that such Mike Brady as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 15 day of December 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Notary Signature

My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-17-25.

Affiant Signature

12-17-25
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-9-26

