Karen Johnson Davidson County
Batch# 1361180 DEEDQC
12/23/2025 11:39:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20251223-0102041

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

X-0682

Quitclaim Deed
(to Combine Three Parcels)

Address New Owner as Follows:	Send Tax Bills to:	Map and Parcel Numbers:
Amy Price Neff and Eric S. Neff 4944 Ashland City Highway Nashville, TN 37218	New Owner	05700013900 06800009400 06800009500

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Copper Beech Farm, LLC**, a Virginia limited liability company which is winding up its affairs after its dissolution, along with **Amy Price Neff and Eric S. Neff, wife and husband** (collectively, "**Grantors**"), do hereby transfer and quitclaim unto **Amy Price Neff and Eric S. Neff, wife and husband** ("**Grantees**"), their successors, heirs, and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

I. **Parcel ID 05700013900, 4944 Ashland City Hwy., Nashville, TN 37218**

Land in Davidson County, Tennessee, beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 6, said pin being located easterly 2155.21', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with the easterly boundary of Tract 6 N 35°47'58" E 1370.03' to an iron pin set; Thence N 51°24'00"W 151.96' to an iron pin set; Thence with the easterly boundary of Tract 5 N 38°36'00" E 400.27' to an iron pin set; Thence further with the easterly boundary of Tract 5 N24°42'05" E 1522.16' to a 18" Oak tree in the southerly line of the Dennis Earl Wood property of record in Book 10319, Page 982, R.O.D.C., TN., and being the Northwest corner of this Tract; Thence with Wood's line S 82°27'38" E 37.89' to a 14" Oak Tree; Thence N 88°29' 10" E 61.50' to a 16" Oak Tree; Thence N 80°54'54" E 188.74' to an old fence corner post, said point being a corner to the Chester P. Craus property of record in Book 3158, Page 288, R.O.D.C., TN. Thence with Craus' line S 49°07'34" E 55.38' to a steel fence post; Thence S 52°40'32" E 43.91' to an 18" Oak Tree; Thence S 44°07'52"E 291.14' to a 34" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 11; Thence leaving the line of Craus with the westerly boundary of Tract 11, S 26°20'23" W 2086.14' to an iron pin set at the former Northeast corner of Tract 10; Thence continuing with said westerly boundary of Tract 11, S 20°28'50,' W 1145,33' to an iron pin set in the northerly margin of Hydes Ferry Pike being the Southeast corner of this Tract; Thence with said northerly margin of Hydes Ferry Pike and a curve right having a radius of 1857.90', a chord length of 132.43',

said chord having a bearing of N 79°15'48', W and an arc length along said curve of 132.46' to an iron pin (new); Thence N 11 °17'03" E 116.00' to an iron pin (new); Thence with a curve right having a radius of 1237.50', a chord length of 104. 97', said chord having a bearing of N 76° 17'26" W and an arc length along said curve of 105.00' to an iron pin (new); Thence continuing for an additional arc length along said curve of 250.00' to an iron pin (new) at a corner with Tract 8; Thence with the easterly boundary of Tract 8 N 32° 08' 44" E 1170.56' to the northeast corner of Tract 8: Thence with the northern boundary of Tract 8 N 51 °24 '00" W 140.00' to an iron pin set at the Northwest corner of Tract 8; Thence with the westerly boundary of Tract 8 S 35°47' 58" W 1344.61' to an iron pin set in the northerly margin of Hydes Ferry Pike; Thence continuing for an additional arc length along said curve of 40.18 feet to an iron pin (new); Thence S 29° 34' 30" W 127.00 feet to an iron pin (new) on the northerly margin of Hydes Ferry Pike; Thence with said margin N 65°49'00" W 101.97' to the point of beginning; containing 41.82 acres, more or less as per the survey by J. Bruce Rainey, TN RLS #823, dated January 30, 2012.

Being the same property conveyed to Amy Price Neff and husband, Eric S. Neff, by Quitclaim Deed dated September 10, 2020, and recorded as Instrument Number 20200911-0103933 in the Register's Office for Davidson County, Tennessee.

II. <u>Parcel ID 06800009400, 0 Ashland City Hwy., Nashville, TN 37218</u>

Land in Davidson County, Tennessee, being property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001, and known as Job No, 010017, more particularly described as follows:

Beginning at an iron pin set in the Northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 5, said pin being located Easterly 1928.27', as measured along the Northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said, point of beginning, leaving Hydes Ferry Pike with Tract 5, N 38 degrees 36'00" E - 1427.48' to an iron pin set; Thence with Tract 7, S 51 degrees 24'00" E - 151.96' to an iron pin set; Thence S 35 degrees 47'58" W - 1370.03' to an iron pin set in the Northerly margin of Hydes Ferry Pike; Thence with said margin N 65 degrees 49'00" W - 38.93' to a point; Thence with a curve left having a radius of 1181.00', a chord length of 187.81', said chord having a bearing of N 66 degrees 38'54" W and an arc length along said curve of 188.01 to the point of beginning, containing 5.96 acres.

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001, and known as Job No. 010017.

Being a 20' Ingress-Egress Easement extending from the Northerly margin of Hydes

Ferry Pike upon and across Tracts 5-7 of said survey. The centerline of said easement being described as follows:

Beginning at a point in the Northerly margin of Hydes Ferry Pike. Said point of beginning being located N 65 degrees 49'00" W - 15.47' from the Southwest corner of Tract 8 of said survey. Thence from said point of Beginning with the centerline of said easement the following calls:

N 34 degrees 21'17'E - 47.72' to a point; Thence N 0 degrees 36'10" W - 30.93' to a point; Thence N 16 degrees 33'41" W-33.22' to a point; Thence N 41 degrees 38'53" W - 70.36' to a point; Thence N 35 degrees 04'43" W - 76.21' to a point; Thence N 34 degrees 10'29" W- 66.72' to a point; Thence N 55 degrees 18'25" W - 51.68' to a point; Thence N 82 degrees 50'01" W -31.31' to the end of said easement.

Being the same property conveyed to Copper Beech Farm, LLC, a Virginia limited liability company, by Special Warranty Deed dated January 11, 2019, and recorded as Instrument Number 20190114-0003712 in the Register's Office for Davidson County, Tennessee.

III. <u>Parcel ID 06800009500, 0 Ashland City Hwy., Nashville, TN 37218</u>

Land in Davidson County, Tennessee being property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001, and known as Job No. 010017, more particularly described as follows:

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 7, said pin being located easterly 2257.18' as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with Tract 7, N 35 deg. 47'58" E 1344.61' to an iron pin set; thence S 51 deg 24'00 E 140.00' to an iron pin set at the Northwest corner of Tract 9; thence with Tract 9, S 32 deg. 08' 44" E 1170.56' to an iron pin set in the northerly margin of Hydes Ferry Pike; thence with said margin and a curve right having a radius of 1237.50' a chord length of 40.18', said chord having a bearing of N 61 deg. 21' 18" W, and an arc length along said curve of 40.18' to an iron pin set; thence S 29 deg 34'30" W 127.00' to an iron pin set; thence N 65 deg. 44'31" W - 148.10' to an iron pin set; thence N 65 degrees 27'56" W - 29.10' to an iron pin set; thence 65 degrees 49'00" W 15.00' to a point of beginning, containing 5.39 acres more or less.

Being part of the same property conveyed to Amy Price Neff and husband, Eric S. Neff, by Warranty Deed dated November 14, 2012, and recorded as Instrument Number 20121120-0107082 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record, including the following:

1. Easement Agreement for ingress and egress of record in Book 8073, Page 604, and further see Instrument from the Court of Appeals of Tennessee at Nashville of record in Instrument No. 20091005-0092371, Register's Office for Davidson County, Tennessee.

2. A 50-foot by 50-foot dual use easement as stated in the deeds of record in Book 9974, Page 200, Book 10457, Page 300, and Book 10084, Page 696, said Register's Office.

3. Easement for construction and maintenance of a drainage facility to the State of Tennessee of record in Book 9600, Page 474, said Register's Office.

4. Easement for ingress and egress and installation and maintenance of utilities as set out in the Deeds of record in Instrument No. 20010605-0058557, Instrument No. 20010605-0058559, Instrument No. 20010605-0058560, Instrument No. 20071015-0122036, and Instrument No. 20101209-0098296, said Register's Office.

5. Affidavit Regarding Survey Recordation of record in Instrument No. 20120315-0022273, said Register's Office.

6. Restrictive Covenant for Detached Structure of record in Instrument No. 20191126-0122352, said Register's Office.

7. Easement for ingress and egress and installation and maintenance of utilities as set out in the Deeds of record in Instrument No. 20010605-0058562, Instrument No. 20121221-0117931, and Instrument No. 20190114-0003712, said Register's Office.

8. Easement for ingress and egress and installation and maintenance of utilities as set out in the Deeds of record in Instrument No. 20010605-0058558 and Instrument No. 20080109-0002858, said Register's Office.

The purpose of this conveyance is to transfer all interests that the Grantors may have in the above-mentioned tracts or parcels to the Grantees and to combine the above-mentioned tracts or parcels into one tract or parcel.

This property is known as 4944 Ashland City Hwy., Nashville, TN 37218, 0 Ashland City Hwy., Nashville, TN 37218, and 0 Ashland City Hwy., Nashville, TN 37218.

This instrument has been prepared upon information provided by the parties, and the preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

In witness whereof, this instrument has been executed this 19th day of December, 2025.

Copper Beech Farm, LLC,
a Virginia limited liability company

Amy Price Neff, Member

Eric S. Neff, Member

Amy Price Neff

Eric S. Neff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Amy Price Neff** and **Eric S. Neff**, with whom I am personally acquainted or whose identities were proven to me with satisfactory evidence, and who upon oath acknowledged themselves to be the only **Members** of **Copper Beech Farm LLC**, a Virginia limited liability company which is winding up its affairs after its dissolution, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as its only Members.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2025.

Notary Public

My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Amy Price Neff** and **Eric S. Neff**, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2025.

Notary Public

My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22 day of December, 2025.

Notary Public

My commission expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

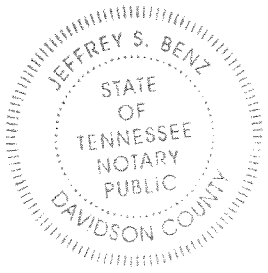
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 19, 2025**.

Mike Boyd
Date: December 22, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027