Karen Johnson Davidson County
Batch# 1364272 DEEDQC
12/31/2025 03:42:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20251231-0104689

Prepared By & Return To:
Corrie Faith Lee
Equitas Law Partners
6329 Oleander Drive
Wilmington, NC 28403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

AMANDA C RYALS Notary Public New Hanover County NORTH CAROLINA

SUBSCRIBED AND WORN TO BEFORE ME THIS 31st day of December, 2025

Amanda C. Ryals
Notary Public
Commission Expires: 7/26/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cane Ridge Ventures LLC 332 Military Cutoff Road Wilmington, NC 28403	Cane Ridge Ventures LLC 332 Military Cutoff Road Wilmington, NC 28403	17400004200

QUITCLAIM DEED

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

WGTRACT5, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, OWNER AS TO AN UNDIVIDED 33.06% INTEREST, **7H, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, OWNER AS TO AN UNDIVIDED 33.34% INTEREST, **CANE RIDGE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, OWNER AS TO AN UNDIVIDED 25.66% INTEREST, **ISABELLA HOLDING COMPANY, LLC, A NORTH CAROLINA LIMITED COMPANY**, OWNER AS TO AN UNDIVIDED 2.46% INTEREST, **JUDIA B. SANDERS**, OWNER AS TO AN UNDIVIDED .80% INTEREST AND **BSL LAND HOLDINGS LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, OWNER AS TO AN UNDIVIDED 4.68% INTEREST (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "GRANTORS"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

CANE RIDGE VENTURES LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AN UNDIVIDED 100% INTEREST (HEREINAFTER CALLED THE "GRANTEE"), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND BEING MADE A PART HEREOF (THE "PROPERTY").

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record and those identified on EXHIBIT B attached hereto and being made a part hereof; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as: 0 Old Hickory Boulevard, Antioch, Tennessee.

The Property and all privileges thereunto belonging are conveyed unto the said Grantee and its successors and assigns free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by and through or under them. Grantors make no warranties of title.

Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 30th day of December, 2025.

SIGNATURES TO FOLLOW

WGTRACT5, LLC

By: Nathan S. Sanders

Printed Name: Nathan S. Sanders

Title: Manager

STATE OF N.C.

COUNTY OF New Hanover

I, Amy Wheeler, a Notary Public for said County and State, do hereby certify that Nathan S. Sanders, personally appeared before me this day and acknowledged that he/she is the Manager of WGTRACT5, LLC, a North Carolina limited liability company, and he/she as Manager executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 30th day of December, 2025.

AMY WHEELER NOTARY PUBLIC BRUNSWICK COUNTY, N.C.

Amy Wheeler

Notary Public

My Commission Expires:

May 7, 2028

7H, LLC

By: Candice O. Alexander
Printed Name: Candice O. Alexander
Title: Manager

STATE OF N.C.

COUNTY OF New Hanover

I, Amy Wheeler, a Notary Public for said County and State, do hereby certify that Candice O. Alexander, personally appeared before me this day and acknowledged that he/she is the Manager of 7H, LLC, a North Carolina limited liability company, and he/she as Manager executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 30th day of December, 2025.

AMY WHEELER NOTARY PUBLIC BRUNSWICK COUNTY, N.C.

Amy Wheeler
Notary Public

My Commission Expires:

May 7, 2028

Cane Ridge Investments, LLC

By: Nathan S. Sanders

Printed Name: Nathan S. Sanders

Title: Manager

STATE OF N.C.

COUNTY OF New Hanover

I, Amy Wheeler, a Notary Public for said County and State, do hereby certify that Nathan S Sanders, personally appeared before me this day and acknowledged that he/she is the Manager of Cane Ridge Investments, LLC, Delaware limited liability company, and he/she as Manager executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 30th day of December, 2025.

AMY WHEELER NOTARY PUBLIC BRUNSWICK COUNTY, N.C.

Amy Wheeler

Notary Public

My Commission Expires:

May 7, 2028

Isabella Holding Company, LLC

By: Candice O. Alexander
Printed Name: Candice O. Alexander
Title: Manager

STATE OF N.C.

COUNTY OF New Hanover

I, Amy Wheeler, a Notary Public for said County and State, do hereby certify that Candice O Alexander, personally appeared before me this day and acknowledged that he/she is the Manager of Isabella Holding Company, LLC, a North Carolina limited liability company, and he/she as Manager executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 30th day of December, 2025.

AMY WHEELER NOTARY PUBLIC BRUNSWICK COUNTY, N.C.

Amy Wheeler
Notary Public

My Commission Expires:

May 7, 2028

Judia B. Sanders

Judia B. Sanders

STATE OF N.C.

COUNTY OF New Hanover

I, Amy Wheeler, a Notary Public for said County and State, do hereby certify that Judia B. Sanders personally appeared before me this day and acknowledged that he/she executed the foregoing document.

Witness my hand and official seal, this the 30th day of December, 2025.

AMY WHEELER NOTARY PUBLIC BRUNSWICK COUNTY, N.C.

Amy Wheeler
Notary Public

My Commission Expires:

May 7, 2028

BSL Land Holdings LLC

By: Candice O. Alexander
Printed Name: Candice O. Alexander
Title: Manager

STATE OF N.C.

COUNTY OF New Hanover

I, Amy Wheeler, a Notary Public for said County and State, do hereby certify that Candice O. Alexander, personally appeared before me this day and acknowledged that he/she is the Manager of BSL Land Holdings LLC, a North Carolina limited liability company, and he/she as Manager executed the foregoing on behalf of the limited liability company.

Witness my hand and official seal, this the 30th day of December, 2025.

AMY WHEELER NOTARY PUBLIC BRUNSWICK COUNTY, N.C.

Amy Wheeler
Notary Public

My Commission Expires:

May 7, 2028

EXHIBIT A

LEGAL DESCRIPTION

LAND IN THE 5TH, FORMERLY THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF INTERSTATE HIGHWAY NO. 1-24 AT INTERSECTION OF THE SAME AND A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE JOE RICH PROPERTY THENCE S. 41 ° 46' E. 2221.37 FEET TO A CONCRETE MONUMENT; THENCE N. 82° 00' W. 232.23 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING N. 82° 00' W.308.92 FEET TO A MARKER STONE AT THE NORTHEAST CORNER OF CEMETERY; THENCE S. 6° 50' W. 282.91 FEET TO A FENCE CORNER; THENCE N. 84° 21'W. 1932.63 FEET TO A CORNER STONE; THENCE S. 7°48'W. 433.74 FEET TO A FENCE CORNER; THENCE S. 53° 47'W 23.71 FEET TO A 24" ELM; THENCE S. 2° 43' W.240.70 FEET TO A FENCE CORNER; THENCE S. 8° 03' W.862.49 FEET TO A FENCE CORNER; THENCE N. 71 ° 23' W.1712.74 FEET TO A FENCE CORNER; THENCE N. 10° 52' E. 496.21 FEET TO A FENCE CORNER; THENCE N. 89° 09' E. 40.87 FEET TO A FENCE CORNER; THENCE N. 7° 46' E.1308.38 FEET TO A 15" WHITE OAK; THENCE N. 14° 05' W. 32.98 FEET TO A FENCE CORNER; THENCE N. 8°28' E. 375.42 FEET TO A FENCE POST; THENCE N. 7° 07' E. 796.60 FEET TO A CORNER POST; THENCE S. 82° 30' E. 2410.33 FEET TO A CONCRETE MONUMENT; THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 5083, PAGE 392, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LOCATED IN THE 33RD COUNCILMANIC DISTRICT, GENERAL SERVICES DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED ON THE WEST SIDE OF INTERSTATE 24 BETWEEN OLD FRANKLIN ROAD AND OLD HICKORY BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD ONE-HALF INCH IRON ROD ON THE WESTERLY RIGHT-OF-WA Y LINE OF INTERSTATE 24, SAID IRON ROD BEING A COMMON CORNER WITH FREEMAN FLORIDA VENTURE, LLC OF RECORD IN INSTRUMENT NO. 201508070079092, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING FREEMAN FLORIDA VENTURE, LLC WITH SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 24 THE FOLLOWING CALLS: S 41° 48' 24" E, 2,232.35 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS, N 82° 20' 30" W, 232.38 FEET TO AN OLD CONCRETE RIGHT OF

WAY MONUMENT BEING A COMMON CORNER WITH CENTURY SOUTH ASSOCIATES, LLC OF RECORD IN BOOK 5734, PAGE 543, R.O.D.C.; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 24 WITH CENTURY SOUTH ASSOCIATES, LLC THE FOLLOWING CALLS: N 82° 56' 10" W, 307.22 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS, S 6° 10' 44" W, 282.91 FEET TO AN OLD PLANTED STONE, N 84° 13' 11" W, 1,935.03 FEET TO AN OLD PLANTED STONE, S 07° 43' 02" W, 433.74 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS, S 53° 42' 17" W, 23.71 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 02° 38' 17" W, 240.70 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 07° 58' 17" W, 178.36 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 07° 46' 31" W, 682.17 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING A COMMON CORNER WITH ROBERT BENTON & MARTA SANCHEZ OF RECORD IN INSTRUMENT NO. 201008180065229, R.O.D.C.; THENCE, LEAVING CENTURY SOUTH ASSOCIATES, LLC, N 71° 36' 00" W, 1,713.06 FEET TO AN OLD FIVE-EIGHTHS INCH IRON ROD BEING A COMMON CORNER WITH HARTS CHAPLE FARMS, LLC OF RECORD IN INSTRUMENT NO. 202012100144245, R.O.D.C.; THENCE, WITH HARTS CHAPLE FARMS, LLC N 10° 43' 00" E, 496.68 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING A COMMON CORNER WITH DORIS DEL GIUDICE OF RECORD IN INSTRUMENT NO. 202106110078792, R.O.D.C.; THENCE, N 88° 55' 00" E, 41.48 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; THENCE, N 07° 35' 00" E, 1,308.51 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; THENCE, N 14° 36' 00" W, 32.29 FEET TO AN OLD T POST; THENCE, N 08° 09' 00" E, 377.28 FEET TO AN OLD FIVE-EIGHTHS INCH IRON ROD BEING A COMMON CORNER WITH WILLIAM DARRELL ALEXANDER OF RECORD IN BOOK 227, PAGE 565 AND JAMES R. KIEFFER & HOUSTON E. HILL OF RECORD IN INSTRUMENT NO. 200301300013154, R.O.D.C.; THENCE, LEAVING WILLIAM DARRELL ALEXANDER WITH JAMES R. KIEFFER & HOUSTON E. HILL, N 07° 03' 00" E, 745.12 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING A COMMON CORNER WITH METRO GOVERNMENT WW WATER & SEWER OF RECORD IN BOOK 5083, PAGE 392, R.O.D.C.; THENCE, WITH METRO GOVERNMENT WW WATER & SEWER THE FOLLOWING CALLS: S 82° 55' 00" E, 699.97 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 07° 05' 00" W, 250.00 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 82° 55' 00" E, 300.00 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; N 07° 05' 00" E, 300.00 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING ON THE SOUTHERLY LINE OF CANE RIDGE

APARTMENTS, LLC OF RECORD IN INSTRUMENT NO. 202103220037703, R.O.D.C.; THENCE, LEAVING METRO GOVERNMENT WW WATER & SEWER WITH CANE RIDGE APARTMENTS, LLC, S 82° 39' 47" E, 1,168.07 FEET TO AN OLD ONE-HALF INCH IRON ROD BEING A COMMON CORNER WITH FREEMAN FLORIDA VENTURE, LLC OF RECORD IN INSTRUMENT NO. 201508070079092, R.O.D.C.; THENCE, WITH SAME, S 82° 48' 06" E, 235.19 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CANE RIDGE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.60% TENANT-IN-COMMON INTEREST; 7H, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.34% TENANT-IN-COMMON INTEREST; AND WGTRACT5, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.06% TENANT-IN-COMMON INTEREST, BY DEED FROM I-24 LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP FORMERLY KNOWN AS I-24 LIMITED, OF RECORD IN INSTRUMENT NO. 202204210046008; AND IN INSTRUMENT NO. 202204210046009, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

EXHIBIT B

EXCEPTIONS

1. Easement rights reserved in Deed of record in Book 2860, Page 179, in the Register's Office of Davidson County, Tennessee.
2. Matters contained in Deed of record in Book 4614, Page 602, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Easement Agreement, by and between Paul D. Wingler and wife, Brenda R. Wingler and Cane Ridge Investments LLC, a Delaware limited liability company; WGTRACT5, LLC, a North Carolina limited liability company; and 7H, LLC, a North Carolina limited liability company, of record in Instrument No. 202208050089562, in the Register's Office of Davidson County, Tennessee.
4. That portion of the land contained within the boundary of, or contiguous to, a cemetery shown on a survey dated April 19, 2022 (the "Survey"), as prepared by Brad Thomas, TN RLS No. 2431, Barge Design Solutions, Inc., under Job No. 3606201, and all rights of ingress and egress thereto, as such rights are established by Tennessee Law.
5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the Survey as follows:

   a. Cemetery located on the southeastern portion of the property.

   b. Gravel drive encroaches over and into adjoining property on the southeastern portion of the property.

Tennessee Certification of Electronic Document

I, Marianne Joines, do hereby make oath that I am 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 30, 2025 (date of document).

Marianne Joines
Affiant Signature

December 31, 2025
Date

State of N.C

County of Johnston

Sworn to and subscribed before me this 31 day of December, 2025.

M. ABIGAIL DUBON
NOTARY
PUBLIC
JOHNSTON COUNTY, NC

NOTARY'S SEAL

M. Abigail Dubon
Notary's Signature

MY COMMISSION EXPIRES: 01/19/2026

M. Abigail Dubon