Karen Johnson Davidson County
Batch# 1371829 DEEDWARR
01/22/2026 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20260122-0005409

WARRANTY DEED



File No. EM-25-8903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Neil Leer	**New Owner**	
(NAME)	(NAME)	
1010 Bison Ridge	**1033 Demonbreun St. Ste 300**	028-00-0-191.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Nashville TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **L6 Ranch and Livestock LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydney Neil Leer, a married woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being situated in the First Council District of the metropolitan government of the City of Nashville and Davidson County, Tennessee; located at the west end of Ridge Hill Drive, and being more particularly described as follows:

Beginning at the Southwest corner of the Lands of Nathan Beasley as described in Document Number 20220324-0034184 in the Davidson County Register's Office, said Southwest corner being marked by a found 1/2 inch rebar on the north side of Ridge Hill Drive at the Southeast corner of the Lands of L6 Ranch and Livestock, LLC as described in Document Number 20231129-0091981 in said Register's Office; thence leaving said Lands of Beasley along the south line of said Lands of L6 Ranch and Livestock the following courses: North 46 deg. 46 min. 28 sec. West 18.94 feet to a found railroad spike; and along the arc of a curve to the right having a radius of 545.10 feet through a central angle of 46 deg. 28 min.17 sec. for an arc length of 442.12 feet with a cord bearing and distance of North 54 deg. 15 min. 55 sec. West 430.10 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; thence leaving said south line along a new line through said Lands of L6 Ranch and Livestock, North 29 deg. 11 min. 07 sec. East 924.45 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893 on the west line of said Lands of Beasley; thence along the west line of said Lands of Beasley, South 4 deg. 41 min. 20 sec. West 1,074.85 feet to the point of beginning, containing 5.010 acres. As also depicted on survey appended to Affidavit filed in Instrument No. 20250414-0028145, said Register's Office and referred to as Parcel 1.

The above description was prepared from a survey completed on March 14, 2024 by Shon S. Keeton, R.L.S. 2893, of Fairview, Tennessee. Bearings are based upon the Tennessee State Plane Coordinate System, referenced to the North American Datum of 1983 (NAD83).

Being a portion of the same property conveyed to Curtis Roy Evans and wife, Barbara Lee Burns Evans by Warranty Deed from Sami Moukaddam and wife, Virginia Moukaddam of record in Book 7682, page 812, in the Register's Office for Davidson County, Tennessee, dated October 20, 1988 and recorded on October 20, 1988.

Being a portion of the same property conveyed to Barbara Burns Snell Evans by Quitclaim Deed from Curtis Roy Evans of record in Instrument No. 20000928-0096104, in the Register's Office for Davidson County, Tennessee, dated August 22, 2000 and recorded on September 28, 2000.

Being a portion the same property conveyed to Barbara Lee Burns Snell Living Trust by Quitclaim Deed from Barbara Lee Burns Snell Evans also known as Barbara Lee Burns Snell of record in Instrument No. 20010223-0017122, in the Register's Office for Davidson County, Tennessee, dated February 23, 2001 and recorded on February 23, 2001.

Being a portion of the same property conveyed to Hillary Susanne Holt Altaqi and Garrett Forrest Evans by Special Warranty Deed from Barbara Lee Burns Snell Living Trust of record in Instrument No. 20231030-0084396, in the Register's Office for Davidson County, Tennessee, dated October 27, 2023 and filed for record on October 30, 2023.

Being a portion of the same property conveyed to L6 Ranch and Livestock, LLC, a Wyoming Limited Liability Company by Warranty Deed from Hillary Susanne Holt Evans Altaqi, a married woman, and Garrett Forrest Evans, a married man, as joint tenants with right of survivorship of record in Instrument No. 20231129-0091981, in the Register's Office for Davidson County, Tennessee, dated November 27, 2023 and recorded on November 29, 2023.

Being the same property conveyed to Shys Linton, LLC, a Tennessee limited liability company by Warranty Deed from L6 Ranch and Livestock, LLC, a Wyoming limited liability company of record in Instrument No. 20240418-0027610, in the Register's Office for Davidson County, Tennessee, dated April 08, 2024 and recorded on April 18, 2024.

Being the same property conveyed to L6 Ranch and Livestock, LLC, a Wyoming Limited Liability Company by Quitclaim Deed from Shys Linton, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241113-0088431, in the Register's Office for Davidson County, Tennessee, dated November 13, 2024 and recorded on November 13, 2024.

This is property more commonly known as 1010 Bison Ridge, Joelton, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand this 6th day of January, 2026.

L6 Ranch and Livestock LLC, a Wyoming
Limited Liability Company

By: TaTanisha Leer
TaTanisha Leer, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Mary Kathryne Lawson of the state and county mentioned, personally appeared TaTanisha Leer, Sole Member of L6 Ranch and Livestock 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 Sole Member of L6 Ranch and Livestock LLC, the within named bargainor, a Limited Liability Company, and that such TaTanisha Leer, Sole Member of L6 Ranch and Livestock LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, this 6th day of January, 2026.

Notary Signature

Printed Name: Mary Kathryne Lawson

My commission expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **1/6/26**.

Date

Affiant Signature

1/6/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

