QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1373013 DEEDQC
01/23/2026 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005892

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TEN26 INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY	**SAME AS NEW OWNER**	
(NAME) **1033 DEMONBREUN STREET SUITE 300**	(NAME) **Same as new owner**	**028-00-0-191.00**
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SYDNEY NEIL FISHER, F/K/A SYDNEY NEIL LEER, A MARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **TEN26 INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY** ("GRANTEE") ITS REPRESENTATIVES AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY 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 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.

FURTHER BEING THE SAME PROPERTY CONVEYED TO SYDNEY NEIL LEER, A MARRIED WOMAN, BY WARRANTY DEED FROM L6 RANCH AND LIVESTOCK, LLC, OF RECORD IN INSTRUMENT NO. 20260122-0005409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 6, 2026 AND RECORDED ON January 22nd, 2026.

***SYDNEY NEIL LEER HAVING SINCE BEEN MARRIED AND IS NOW KNOWN AS SYDNEY NEIL FISHER.**

This is Improved Property commonly known as: 1010 Bison Ridge, Joelton, TN 37080.

***Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 15 day of January, 2026.

Sydney Fisher
SYDNEY NEIL FISHER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Sydney Neil Fisher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of JANUARY, 2026.

NOTARY PUBLIC

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

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 **1/15/26**.

Date

Affiant Signature

1/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **Januray**, 20**26**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026