Karen Johnson Davidson County
Batch# 1379386 DEEDQC
02/12/2026 09:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260212-0011037

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Emily Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2026

Sarah Simmons
Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

SARAH SIMMONS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

L6 Ranch and Livestock, LLC	SEND TAX BILLS TO: **Same**	MAP / PARCEL NUMBER (S) P/O 028-00-0-012.00
(NAME) **1033 Demonbruen Street, Ste 300**	(NAME)	
(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,

L6 RANCH AND LIVESTOCK, LLC, A WYOMING LIMITED LIABILITY COMPANY

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

L6 RANCH AND LIVESTOCK, LLC, A WYOMING LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, FOR THE EXPRESS PURPOSE OF CREATING A SEPARATE PARCEL, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING A TRACT OF LAND LYING IN THE 1ST COUNCILMAN DISTRICT OF DAVIDSON COUNTY TENNESSEE, BEING BOUNDED IN GENERAL BY PARCEL ID# 02000002500 QC-20140605 0049117 (R.O.D.C.,TN) BINKLEY, RAYBON & PATRICIA (LE) JAMES P. & EDGIN, JAMIE M. ON THE NORTH AND EAST, P/O PARCEL ID# 02800000101 AND PARCEL ID# 028000012000 QC-20240605 0041852 L6 RANCH AND LIVESTOCK, LLC TRACT 12 ON THE WEST, AND THE REMAINING LANDS OF PARCEL ID# 02800000101 QC-20240605 0041852 L6 RANCH AND LIVESTOCK, LLC ON THE SOUTH, BEING MORE PARTICURALY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIN SET WITH A CAP STAMPED SEC, INC., BEING ON THE SOUTH LINE OF BINKLEY, RAYBON & PATRICIA (LE) JAMES P. & EDGIN, JAMIE M. TRACT HAVING TENNESSEE STATE COORDINATES OF N: 717060.9011, E: 1692238.8917;
THENCE, WITH SAID TRACTS SOUTH AND WEST LINES FOR THE FOLLOWING CALLS:
S 83°51'02" E, 435.94' TO A ½" IRON PIN FOUND BY A T-POST;
THENCE, S 06°10'00" W, 498.15' TO A ½" IRON PIN FOUND WITH A CAP STAMPED CHANDLER TN RLS# 2353;
THENCE, WITH A NEW LINE SERVING THE REMAINING LANDS OF L6 RANCH AND LIVESTOCK, LLC (QC-20240605 0041852) FOR THE FOLLOWING CALLS:
S 35°57'01" W, 343.29' TO A ½" IRON PIN SET WITH A CAP STAMPED SEC, INC.;
THENCE, S 67°37'57" W, 132.62' TO A ½" IRON PIN SET WITH A CAP STAMPED INC.;
THENCE, N 16°31'40" W, 385.89' TO A ½" IRON PIN SET WITH A CAP STAMPED INC. ;
THENCE, N 06°09'49" E, 503.30' THE POINT OF BEGINNING,
HAVING AN AREA OF 308220.3 SQUARE FEET, 7.076 ACRES +/-

THIS ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS # 2183 OF SEC, INC. 850 MIDDLE TENNESSEE BLVD. MURFREESBORO, TN 37129. DATED 2-5-2026
BEARINGS AND COORDINATES HEREIN ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NORHT AMERICAN DATUM OF 1983 (NAD83) 2011.

35' ACCESS AND UTILITY EASMENT

BEGINNING AT A POINT HAVING TENNESSE STATE PLANE COORDINATES OF N:715369.5558 E:1691470.2077, BEING ON THE NORTH LINE OF SHYS LINTON, LLC (DB-20240418 0027800, R.O.D.C.,TN);
THENCE, WITH SAID LINE S 83°11'56" W, 36.93' TO A POINT;
THENCE, ACROSS THE LANDS OF L6 RANCH AND LIVESTOCK, LLC (BBOK 6232, PG. 2659 R.O.C.C., TN) AND (QC-20240605 0041852 R.O.D.C.,TN) FOR THE FOLLOWING CALLS:
N 25°25'34" W, 86.07' TO A POINT ;
THENCE, N 30°50'48" W, 48.49' TO A POINT;
THENCE, N 46°38'51" W, 21.42' TO A POINT;
THENCE, N 58°20'13" W, 51.34' TO A POINT;
THENCE, N 65°38'25" W, 143.80' TO A POINT;
THENCE, N 01°35'42" E, 139.05' TO A POINT;
THENCE, N 07°06'09" E, 113.63' TO A POINT;
THENCE, N 42°22'07" E, 29.28' TO A POINT;
THENCE, N 34°11'32" E, 23.50' TO A POINT;
THENCE, N 54°13'28" E, 51.24' TO A POINT;
THENCE, N 39°37'04" E, 14.64' TO A POINT;
THENCE, N 10°43'31" W, 13.59' TO A POINT ;
THENCE, N 33°44'08" W, 20.20' TO A POINT;
THENCE, N 42°24'38" W, 22.47' TO A POINT;
THENCE, N 51°21'53" W, 102.79' TO A POINT;
THENCE, N 44°42'44" W, 31.17' TO A POINT;
THENCE, N 23°32'29" W, 32.60' TO A POINT;
THENCE, N 01°13'28" E, 32.67' TO A POINT;
THENCE, N 20°54'21" E, 30.73' TO A POINT ;
THENCE, N 34°27'13" E, 53.43' TO A POINT;
THENCE, N 26°55'58" E, 50.56' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 260.81', A RADIUS OF 1167.07', A CHORD BEARING OF N 28°13'58" E, AND A CHORD LENGTH OF 260.27',;
THENCE, N 40°08'24" E, 218.42' TO A POINT ;
THENCE, WITH THE SOUTH AND EAST LINES OF DIXIELAND CO. (BOOK 133, PG. 227 R.O.C.C.,TN) FOR THE FOLLOWING CALLS:
S 84°31'18" E, 331.47' TO A ½" IRON PIN SET WITH A CAP STAMPED SEC, INC.;
THENCE, N 06°08'27" E, 476.78' TO A POINT;
THENCE, ACROSS THE LANDS OF L6 RANCH AN LIVESTOCK, LLC. FOR THE FOLLOWING CALLS:
N 80°39'43" E, 40.37' TO A POINT;
THENCE, N 83°16'44" E, 43.82' TO A POINT;
THENCE, N 88°48'38" E, 51.73' TO A POINT;
THENCE, S 88°36'49" E, 46.67' TO A POINT;
THENCE, WITH THE SOUTH LINE OF BINKLEY, RAYBON & PATRICIA (LE) JAMES P. & EDGIN, JAMIE M. S 83°51'08" E, 209.62' TO A ½" IRON PIN SET WITH A CAP STAMPED SEC, INC.;
THENCE, WITH THE WEST LINE OF TRACT 13 S 06°08'20" W, 32.01' TO A POINT;
THENCE, ACROSS THE LANDS OF L6 RANCH AN LIVESTOCK, LLC. FOR THE FOLLOWING CALLS:
N 84°04'44" W, 50.72' TO A POINT;
THENCE, N 83°00'41" W, 51.59' TO A POINT;
THENCE, N 84°11'54" W, 50.45' TO A POINT;
THENCE, N 87°02'49" W, 50.15' TO A POINT;
THENCE, N 88°36'49" W, 49.79' TO A POINT;
THENCE, S 88°48'38" W, 49.25' TO A POINT;
THENCE, S 83°16'44" W, 41.33' TO A POINT;
THENCE, S 80°39'43" W, 12.94' TO A POINT;
THENCE, S 06°08'27" W, 484.77' TO A POINT;
THENCE, N 84°31'06" W, 347.72' TO A POINT;
THENCE, S 40°08'24" W, 198.37' TO A POINT;
THENCE, WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 252.86', A RADIUS OF 1132.07', A CHORD BEARING OF S 28°09'05" W, AND A CHORD LENGTH OF 252.34' TO A POINT;
THENCE, S 26°55'58" W, 54.44' TO A POINT;
THENCE, S 34°27'13" W, 51.57' TO A POINT;
THENCE, S 20°54'21" W, 20.50' TO A POINT;
THENCE, S 01°13'28" W, 18.91' TO A POINT;
THENCE, S 23°32'29" E, 18.38' TO A POINT;
THENCE, S 44°42'44" E, 22.60' TO A POINT;
THENCE, S 51°21'53" E, 103.50' TO A POINT;
THENCE, S 42°24'38" E, 27.86' TO A POINT;
THENCE, S 33°44'08" E, 29.98' TO A POINT;
THENCE, S 10°43'31" E, 37.16' TO A POINT;
THENCE, S 39°37'04" W, 35.58' TO A POINT;
THENCE, S 54°13'28" W, 49.54' TO A POINT;
THENCE, S 34°11'32" W, 19.82' TO A POINT;
THENCE, S 42°22'07" W, 20.66' TO A POINT;
THENCE, S 07°06'09" W, 100.83' TO A POINT;
THENCE, S 01°35'42" W, 114.10' TO A POINT;
THENCE, S 65°38'25" E, 122.77' TO A POINT;
THENCE, S 58°20'13" E, 57.15' TO A POINT;
THENCE, S 46°38'51" E, 29.86' TO A POINT;
THENCE, S 30°50'48" E, 55.00' TO A POINT;
THENCE, S 25°25'34" E, 99.53' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 96063.2 SQUARE FEET, 2.205 ACRES +/-

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO L6 RANCH AND LIVESTOCK, LLC, A WYOMING LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM L6 RANCH AND LIVESTOCK, LLC, A WYOMING LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20240605-0041852 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is unimproved property known as: 0 Ridge Hill Drive, Lot 13 Joelton, TN 37080.

Witness our hands this the 11 day of February, 2026.

Joshua Hunter, ~~Authorized Agent of~~ L6 Ranch and Livestock, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Hunter, in his capacity as Authorized Agent of L6 Ranch and Livestock, LLC, 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 in said capacity.

Witness my hand and official seal, this the 11 day of February, 2026.

Notary Public
My Commission Expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **February 11, 2026**.

Date

Alli P

Affiant Signature

2/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County