Karen Johnson
Batch # 1380661
02/13/2026 10:54:09 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260213-0011641

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Battle Farms, LLC 2435 Hidden River Lane Franklin, TN 37069	Same	18700006400 18700001400

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, BATTLE FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY does hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto BATTLE FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY in and to the following tracts of land in Davidson County, Tennessee described as follows:

TRACT ONE: Parcel ID 18700001400 **Address: 6437 Burkitt Road, Antioch, TN 37013**

A certain parcel of land in the 6th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates arc based on geodetic north by G.P.S observations, dated 04-01-19.
BEGINNING at an iron pin set on the south right of way of Burkitt road said pin lying 25' south of centerline and also being the northeast corner of the Jesse Bolden property as recorded in Instrument no. 20161019-0110404, Thence, with said right of way along the arc of a curve concave to the north, having a radius of 830.47', a central angle of 12°58'54", and a chord of 187.76' bearing South 84°33'03" East Thence, South 88°06'47" East, a distance of 131.74' to an iron pin found. Thence, leaving said right of way and with the lines of a Cemetery the following (3) calls: South 00°40'5611 East, a distance of 63.66' to a wood comer post. Thence, North 89°12'04" East, a distance of 79.24' to an iron pin found. Thence, North 02 °3 8'43" East, a distance of 63 .03' to an iron pin found on the south right of way of Burkitt road. Thence, with said right of way South 89°29' 18" East, a distance of 41 0.59' to an iron pin set. Thence, leaving said right of way and severing the Bonds Heir property as recorded in deed book 1448, page 141, South 00° 19'58" East, a distance of 1240.51' to an iron pin found. Thence, with the line of Kenneth Legg as recorded in Instrument no. 20180814-0079991, South 06°08'56" West, a distance of 7 50.34' to an iron pin found at the corner of Quinn White as recorded in Instrument #2014 I 030- 0100022. Thence, North 84°13'33" West, a distance of71.64' to an iron pin found. Thence, with the line of Lucian Battle as recorded in deed book 2279, page 319 and then Allen Green Jr. as recorded in deed book 8673, page 765, North 83°55'08" West, a distance of 760.20' to an iron pin found. Thence, with the cast line of the Diyar Mayi property as recorded in Instrument #20180412- 0034479 the following (3) calls: North 03°44'20" West, a distance of968.17' to an iron pin found. Thence, North 04°21 '42" West, a distance of 124.93' to an iron pin found. Thence, North 03°38'23" West, a distance of 542.15' to an iron pin found. Thence, with the lines of Jesse Bolden as recorded in instrument no. 20161019-0110404, North 84°07'56" East, a distance of 140.70' to an iron pin found. Thence, North 11 °16'02" East, a distance of 283.54' to the point of beginning; said described tract containing 41.43 Acres, more or less according to a survey performed by Kevin David Crowe, RLS #1979 on 04-01-2019.

Being the same properties conveyed to Battle Farms, LLC by Warranty Deed from Cathy D. Rigsbee, Executrix of Estate of Claude Herman and Linda P. Bonds, heirs of record in Instrument No. 20220411-0041709, Register's Office for Davidson County, Tennessee.

TRACT TWO: Parcel ID 09111024000 Address: 6553 Burkitt Road, Antioch, TN 37013

A certain tract or parcel of land in Davidson County, Tennessee, identified or described according to a survey dated May 15, 1981, by W. Henry Huddleston, Civil Engineer, as follows:

Beginning at a steel pin in the South line of Burkett Road at the Northeast corner of the Roberta Mcfarlin property and the Northwest corner of the Charles Bonds' property; Thence Southeastward 233.5 feet along the South line of Burkett Road on a curve to the left on a radius of 1612 feet with a chord of South 71 degrees 07 minutes East 233.3 feet to a steel pin; Thence South 10 degrees 06 minutes West 284.8 feet to a steel pin; Thence South 83 degrees 08 minutes West 141.1 feet to a steel pin in McFarlin's East line; Thence North 4 degrees 43 minutes West 374 feet along said East line to the point of beginning being an area of 1.3 acres.

Being the same properties conveyed to Battle Farms, LLC by Quitclaim Deed from STEPHANIE NACARATO, TRUSTEE OF THE MICHAEL J. NACARATO, IV 2024 REAL ESTATE TRUST of record in Instrument No. 20251231-0104606, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PURPOSE OF THIS DEED IS TO COMBINE TWO PRESENT TAX PARCELS INTO ONE TAX PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of February, 2026.

BATTLE FARMS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: STEPHANIE NACARATO, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Stephanie Nacarato, with whom I am personally acquainted and who, upon oath, acknowledged herself to be member of Battle Farms, LLC, the within named bargainor, a limited liability company, and that she as member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and seal this 12th day of February, 2026.

DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

My Commission Expires 10-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12 day of February, 2026.

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029