Karen Johnson Davidson County
Batch# 1390377 DEEDWARR
03/09/2026 11:06:30 AM 10 pgs
Fees: $53.00 Taxes: $2,405.00
20260309-0018537

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 5th day of March, 2026.

Notary Public

My Commission Expires: 6-3-28

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
357 Riverside Drive
Suite 1002
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Spring Creek Land Company, LLC 850 Ballard Road Piperton, TN38017-5110	Same as New Owner	178 00 0 069.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C&S Joint Venture, a Tennessee General Partnership, (hereinafter called "Grantor"),** has bargained and sold, and by these presents do transfer and convey unto **Spring Creek Land Company, LLC, a Tennessee limited liability**

company, (hereinafter called "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Attached Legal Description

Being the same property conveyed to C&S Joint Venture, a Tennessee General Partnership, by Deed dated April 29, 2024 from Charlie B. Mitchell, Jr., Trustee of The Mitchell Family Trust dated December 20, 2022 and being of record in Instrument Number 20240430-0031367 and further by Quitclaim Deed of record in Instrument Number 20240814-0061696, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and payment thereof will be the sole responsibility of the Grantee when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 8960, Page 252, as being amended in Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, Book 10940, Page 193, Book 10940, Page 200; as Supplement recorded in Book 9340, Page 579, Book 9400, Page 936, as Corrected in Book 9772, Page 401, Book 9454, Page 59, Book 9648, Page 407, Book 9892, Page 743, as Corrected in Book 10675, Page 549, Book 9981, Page 497, Book 10112, Page 348, as Corrected in Book 10173, Page 415, Instrument No. 20020103-0001120, Instrument No. 20020103-0001121, Instrument No. 20020710-0083032, Instrument No. 20031216-0179664, Instrument No. 20050216- 0017867; as Appointment of Successor Trustee recorded in Instrument No. 20040128-0010551; as Appointment of Substitute Trustee recorded in Instrument No. 20151007-0102394 and Instrument No. 20200326-0032884, Withdrawal in Instrument No. 20221007-0110895, said Register's Office.
4. Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 8353, Page 806, said Register's office.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20220830-0097778, said Register's Office.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Instrument No. 20230808-0061315, said Register's Office.
7. Easement for Ingress and Egress and Utilities, recorded in Book 8916, Page 345, as Corrected in Book 8960, Page 247, said Register's Office.

8. Easement for Ingress and Egress, recorded in Book 9233, Page 202; Book 9892, Page 774 and Book 9892, Page 779, said Register's Office.
9. Easement recorded in Book 9258, Page 114; Book 9291, Page 454; Book 9340, Page 585, as Re-recorded in Book 9400, Page 931 and Book 11281, Page 914, said Register's Office.
10. Stormwater Detention Agreement as set forth in instrument recorded in Book 9322, Page 351, said Register's Office.
11. Boundary Agreement as set forth in instrument recorded in Book 9892, Page 767, said Register's Office.
12. Road Maintenance Agreement as set forth in instrument recorded in Instrument No. 20240814-0061697, said Register's Office.
13. Agreement Regarding Property Owners Obligation to Maintain Private Utility Service Lines as set forth in instrument recorded in Instrument No. 20240911-0070058, said Register's Office.
14. Charter for Fox Hollow Farms Homeowners' Association., recorded as Book 8960, Page 251, said Register's Office.

This property is known as unimproved property located at Tract 30 Fox Hollow Farms, Nashville, 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 Grantee, its successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 appli cable to all genders.

Executed on this 5th day of March, 2026 but expressly having an effective date of March 5, 2026.

C&S Joint Venture
A Tennessee General Partnership

By: Choteau Creek Holdings, LLC
Its Partner

By: _____
Name: Ben Eastep
Title: Managing Member

By: Sullivan Design & Construction, LLC
Its Partner

By: _____
Name: Barry Sullivan
Title: Managing Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ben Eastep, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Choteau Creek Holdings, LLC, the within named bargainor, a limited liability company, and that he as such sole member executed the foregoing instrument for the purpose therein contained, by signing the name of Choteau Creek Holdings, LLC by himself as the sole member.

Witness my hand this 4th day of March, 2026.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Barry Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Sullivan Design & Construction, LLC, the within named bargainor, a limited liability company, and that he as such sole member executed the foregoing instrument for the purpose therein contained, by signing the name of Sullivan Design & Construction, LLC by himself as the sole member.

Witness my hand this 5th day of March, 2026.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

C & S JOINT VENTURE

FOX WAY POINT

TRACT 30

10.09 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177 AND 178 ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY C & S JOINT VENTURE'S 15.15 ACRE TRACT (TRACT 31) ON THE EAST; JOHN H. DILLON ON THE SOUTH; C & S JOINT VENTURE'S TRACT 29 ON THE WEST; ZACHARY WALDEN AND KEVIN McGAVOCK ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

BEGINNING AT AN EXISTING ½" IRON PIN "RLS #1455" (N:611188.13 E:1662450.79), THE SOUTHWEST CORNER OF ZACHARY WALDEN (REF. INSTUMENT #20201204-0141129 R.O.D.C.- LOT 4 OF FOX HOLLOW FARMS (PLAT BOOK 9700 PAGE 604 R.O.D.C.- PROPERTY MAP 178 PARCEL 70) AND BEING IN THE EAST LINE OF C & S JOINT VENTURE'S TRACT 29, THENCE WITH WALDEN'S SOUTH LINE N70°24'02"E 495.89' TO AN EXISTING 5/8" IRON PIN "RLS #1455" BY AN 8" HICKORY, THE SOUTHWEST CORNER OF KEVIN McGAVOCK (REF. DEED BOOK 9067 PAGE 290 R.O.D.C.- LOT 3 OF FOX HOLLOW FARMS- PLAT BOOK 9700 PAGE 292 R.O.D.C.- PROPERTY MAP 178 PARCEL 72); THENCE WITH McGAVOCK'S SOUTH LINE N74°23'04"E 235.74' TO A ½" IRON PIN SET, THE NORTHWEST OF C & S JOINT VENTURE'S TRACT 31; THENCE WITH TRACT 31'S WEST LINE S21°30'53"E 490.88' TO AN EXISTING 5/8" IRON PIN "CHANDLER" IN THE NORTH LINE OF JOHN H. DILLION (REF. DEED BOOK 7169 PAGE 994 R.O.D.C.- PROPERTY MAP 178 PARCEL 5); THENCE WITH DILLON'S NORTH FENCE LINES S75°11'28"W 135.23' TO AN EXISTING RAILROAD SPIKE AT A T-POST; THENCE S26°30'49"W 142.06' TO A 24" OAK; THENCE S75°34'48"W 176.45' TO A 24" SHAGBARK HICKORY; THENCE N74°25'41"W 33.91' TO A 10" DEAD OAK; THENCE S84°46'51"W 90.19' TO A 26" POPLAR; THENCE S70°55'58"W 66.80' TO AN EXISTING 5/8" IRON PIN "CHANDLER" AT A T-POST; THENCE S79°54'37"W 179.57' TO AN EXISTING T-POST; THENCE S56°30'31"W 41.22' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S20°05'38"W 74.47' TO A 30" POPLAR; THENCE S33°07'08"W 67.39' TO A ½" IRON PIN SET, THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT 29; THENCE WITH TRACT 29'S EAST LINE N04°30'48"W 636.33' TO THE POINT OF BEGINNING, CONTAINING 10.09 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE, 14, 2024.

BEING A PORTION OF LOTS 29, 30 & 31 OF THE SAME PROPERTY CONVEYED TO C & S JOINT VENTURE, A TENNESSEE LIMITED PARTNERSHIP, FROM CHARLIE B. MITCHELL, JR. TRUSTEE OF THE MITCHELL FAMILY TRUST DATED DECEMBER 20, 2022AS RECORDED IN INSTRUMENT # 20240430-0031367 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

THE CONVEYANCE IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FOX HOLLOW FARMS, OF RECORD IN DEED BOOK 8980 PAGE 252 AND AS AMENDED IN BOOK 9048 PAGE 590 AND IN BOOK 9052 PAGE 433, IN BOOK 9137 PAGE 784, IN BOOK 9340 PAGE 579, IN BOOK 9400 PAGE 936, AND IN BOOK 9454 PAGE 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND OF RECORD IN BOOK 1081 PAGE 405 AND AMENDED IN BOOK 1110 PAGE 948, BOOK 1110 PAGE 49, IN BOOK 1122 PAGE 655, IN BOOK 1194 PAGE 416, IN BOOK 1212 PAGE 781, AND IN BOOK 1228 PAGE 863 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.; RESTRICTIVE COVENANTS OF RECORD IN BOOK 8353 PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY AND IN BOOK 904 PAGE 69 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. CHARTER OF FOX HOLLOW FARMS HOMEOWNERS MINUTES ASSOCIATION OF RECORD IN BOOK 8960 PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY AND IN BOOK 1081 PAGE 404 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. AN EASEMENT FOR INGRESS- EGRESS AND UTILITIES OF RECORD IN BOOK 8916 PAGE 345 AND CORRECTED IN BOOK 8980 PAGE 247, IN BOOK 9052 PAGE 433 AND REVISED BY EXHIBIT "B" TO ADMENDMENT 3 TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9137 PAGE 784 REGISTER'S OFFICE FOR DAVIDSON COUNTY AND IN BOOK 1065 PAGE 755 AND CORRECTED IN BOOK 1081 PAGE 400 AND REVISED IN EXHIBIT "B" TO AMENDMENT 3 TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS IN BOOK 1132 PAGE 655, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE; AND A GRANT OF EASEMENT OF RECORD IN BOOK 9340 PAGE 585 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

NOTE: THE ABOVE TRACT LIES IN DAVIDSON COUNTY, TENNESEE AND IS SUBJECT TO THE BOOKS AND PAGES HEREINABOVE RECITED FOR THE COUNTY FOR WHICH THE TRACT IS LOCATED.

THE CONVEYANCE IS SUBJECT TO THE DECLARATIONS, AND AS AMENDED, AS OF RECORD AFOREMENTIONED, AND ALSO AS RECORDED SIMULTANEOUSLY HEREWITH, RESTRICTIVE COVENANTS, AS OF RECORD, AFOREMENTIONED, EASEMENTS, AND AS AMENDED OF RECORD AFOREMENTIONED, AND SETBACK LINE(S), IF ANY; CHARTER OF FOX HOLLOW FARMS HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 8960 PAGE 251, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT, **(FOX WAY POINT)**, THAT RUNS THROUGH THE C & S JOINT VENTURE PROPERTY (NEW TRACTS 28, 29 & 30), DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" AT A T-POST (N:610107.79 E;1661013.88) BEING IN THE NORTH LINE OF SAM DEWITT McGEE (INSTRUMENT #20080829-0088919 R.O.D.C.- PROPERTY MAP 177 PARCEL 43) AND ALSO BEING IN THE EAST LINE OF SANDRA B. CARLTON (REF. INSTRUMENT # 20190822-0084600 R.O.D.C.- LOT 27 FOX HOLLOW FARMS- PLAT BOOK 9700 PAGE 292 R.O.D.C.- PROPERTY MAP 177 PARCEL 29), SAID CORNER BEING A SOUTHEASTERLY CORNER OF AN EXISTING 100' INGRESS-EGRESS AND UTILITIES EASEMENT AS RECORDED IN DEED BOOK 8960 PAGE 247 R.O.D.C.; THENCE LEAVING McGEE AND WITH CARLTON'S EAST LINE AND

SAID 100' EASEMENT N03°59'48"E 99.58' TO A POINT; THENCE WITH THE NORTH SIDE OF FOX WAY POINT (50' INGRESS-EGRESS AND UTILITIES EASEMENT) FOR THE FOLLOWING 30 LINES TO POINTS:

N34°08'15"E 8.16' N51°02'16"E 33.49' N50°01'04"E 54.99' N69°46'16"E 149.20'

N73°58'47"E 137.64' S75°59'55"E 134.18' S50°53'50"E 69.55' S86°09'33"E 94.10'

S80°21'28"E 166.23' S68°25'45"E 154.21' N87°26'51"E 43.44' S78°39'03"E 67.93'

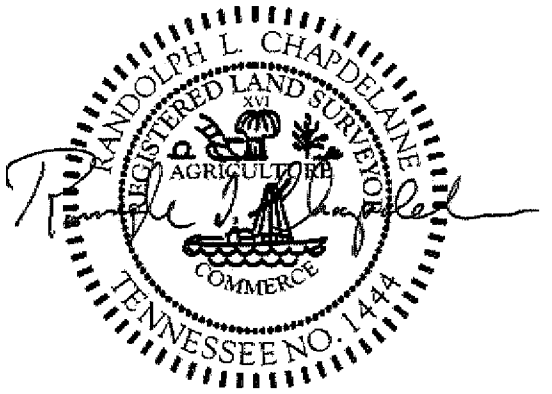
N81°49'40"E 53.74' N70°11'42"E 72.52' N49°22'41"E 24.50' N40°53'48"E 48.18'

N31°39'53"E 67.02' N30°31'04"E 173.48' N33°07'08"E 169.99' N20°05'38"E 85.20'

N56°30'31"E 68.02' N79°54'37"E 186.00' N70°55'58"E 68.95' N84°46'51"E 105.44'

S74°25'41"E 29.69' N75°34'48"E 140.24' N26°30'49"E 141.86' N75°11'28"E 151.97' TO A POINT IN THE WEST LINE OF C & S JOINT VENTURES TRACT 31; THENCE WITH TRACT 31'S WEST LINE S21°30'53"E 50.34 TO AN EXISTING 5/8" IRON PIN "CHANDLER" IN THE NORTH LINE OF JOHN H. DILLON (REF. DEED BOOK 7169 PAGE 994 R.O.D.C.- PROPERTY MAP 178 PARCEL 5); THENCE WITH DILLON'S NORTH FENCE LINE S75°11'28"W 135.23' TO AN EXISTING RAILROAD SPIKE AT A T-POST; THENCE S26°30'49"W 142.06' TO A 24" OAK; THENCE S75°34'48"W 176.45' TO A 24" SHAGBARK HICKORY; THENCE N74°25'41"W 33.91' TO A 10" DEAD OAK; THENCE S84°46'51"W 90.19' TO A 26" POPLAR; THENCE S70°55'58"W 66.80' TO AN EXISTING 5/8" IRON PIN "CHANDLER" AT A T-POST; THENCE S79°54'37"W 179.57' TO AN EXISTING T-POST; THENCE S56°30'31"W 41.22' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S20°05'38"W 74.47' TO A 30" POPLAR; THENCE S33°07'08"W PASSING THE SOUTHEAST CORNER OF C & S JOINT VENTURE'S TRACT 29 AT 67.39' IN ALL 174.56' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE WITH TRACT 29'S SOUTH LINES S30°31'04"W 172.85' TO A 30" DEAD TREE; THENCE S31°39'53"W 71.56' TO A 24" OAK; THENCE S40°53'48"W 55.92' TO AN 18" HICKORY; THENCE S49°47'09"W 37.53' TO A 12" HICKORY, THE SOUTHEAST CORNER OF C & S JOINT VENTURE'S TRACT 28; THENCE WITH TRACT 28'S SOUTH LINES S70°03'49"W 86.57' TO A TREE; THENCE S81°49'40"W 67.43' TO A TREE; THENCE N78°43'26"W 70.11' TO AN 8" OAK; THENCE S87°14'57"W 47.73' TO A 12" OAK; THENCE N68°25'45"W 159.67' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE N80°21'28"W 158.47' TO A T-POST IN A STUMP; THENCE N86°09'33"W 107.46' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE N50°53'50"W 74.31' TO A 24" BEECH; THENCE N75°59'55"W 109.64' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S73°58'47"W 122.39' TO A ½" IRON PIN SET; THENCE S69°46'16"W 146.40' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S67°33'51"W 38.67' TO AN 18" OAK; THENCE S50°01'04"W 47.72' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE NORTHEAST CORNER OF THE AFOREMENTIONED SAMUEL DEWITT McGEE; THENCE WITH McGEE'S NORTH LINE S51°02'16"W 26.51' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S34°08'15"W 86.84' TO THE POINT OF BEGINNING.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5 day of March, 2026.

K. Thomas Sidwell
Date: 03/05/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 5 day of March, 2026.

Notary Public
My Commission Expires: 1-21-26

