Karen Johnson Davidson County
Batch# 1393893 DEEDQC
03/17/2026 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260317-0021159

PREPARED BY:
CROSSLAND TITLE, INC.
10207 Technology Drive, Ste 103
Knoxville, Tennessee 37932

QUIT CLAIM DEED

STATE OF TN
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ZERO (-0-)

Margaret E. Fuller
affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF MARCH 2026.

Amanda Seay
Notary Public

My commission expires: _____

THIS INDENTURE, is made this the 12 day of ***MARCH 2026*** between

Matthews Family Farms, LLC A North Carolina Limited Liability Company hereinafter referred to as Party of the First Part and

Broad Creek, LLC A Tennessee Limited Liability Company hereinafter referred to as Party of the Part:

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to him in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED and does hereby bargain, sell, remise, release and QUIT-CLAIM unto the said Party of the Second Part the following described premises, to wit:

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow: Land in Davidson County, Tennessee, being Unit No. 10 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof. Being part of the same property conveyed to RSD CARSON STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from IPA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument Nos. 20210212-0020610, and 20210212-0020611, dated February 12, 2021, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5)

All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BEING the same property conveyed to Matthews Family Farms, LLC by Special Warranty Deed from, RSD Carson Street, LLC dated February 20, 2024 and recorded in Instrument No 20240222-0012111, in the Register's Office for Davidson County, Tennessee.

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THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions. shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements and to all conditions shown on the recorded map.

PARTY OF THE FIRST PART conveys all of his right, title and interest in the above referenced property, with the hereditaments and appurtenances thereto appertaining.

WITNESS the execution of this QUIT-CLAIM Deed on the date first above written.

This instrument was prepared based solely upon information provided by the parties hereto. The preparer of this instrument makes no representation as to the status or insurability of title, nor the accuracy of the legal description contained herein

MATTHEWS FAMILY FARMS, LLC

David Matthews

David Matthews, MEMBER

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Duval

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared DAVID MATTHEWS, with whom I am personally acquainted and who upon THEIR oath acknowledged HIMESLF to be A MEMBER respectively of the MATTHEWS FAMILY FARMS, LLC., A NORTH CAROLINA LIMITED LIABILITY COMPANY, the within named bargainor, and corporation, and that she as such MEMBER, being authorized so to do, execute the foregoing instrument for the purposes contained by signing the name of the corporation, by the said MEMBER, as such MEMBER. Driver License used for ID.

Witness my hand and official seal at office at Jacksonville, FL, ~~TENNESSEE~~, on this 12 day of MARCH, 2026.

My Commission Expires: Ashley Postell

Notary Public: _____
Ashley Postell

ASHLEY POSTELL
Notary Public - State of Florida
Commission # HH 600539
Expires on November 11, 2028

Notarized remotely online using communication technology via Proof.

MATTHEWS FAMILY FARMS, LLC

Helen M. Parrish, Member

HELEN M. PARRISH, MEMBER

BR

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared HELEN M. PARRISH, with whom I am personally acquainted and who upon THEIR oath acknowledged HERESLF to be A MEMBER respectively of the MATTHEWS FAMILY FARMS, LLC., A NORTH CAROLINA LIMITED LIABILITY COMPANY, the within named bargainor, and corporation, and that she as such MEMBER, being authorized so to do, execute the foregoing instrument for the purposes contained by signing the name of the corporation, by the said MEMBER, as such MEMBER.

Witness my hand and official seal at office at Famersville, ~~Tennessee~~ Texas, on this 12th day of MARCH, 2026.

BR

My Commission Expires: 08/18/2029

Notary Public: Brock Repec

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

Brock Repec

ID NUMBER
13327757-7
COMMISSION EXPIRES
August 18, 2029

PROPERTY OWNERS: Broad Creek, LLC
PROPERTY ADDRESS: 2176 CARSON STREET #4 NASHVILLE, TN 37211
SEND TAX BILLS TO: Broad Creek, LLC
TAX BILLING ADDRESS: 401 Rock Circle Clayton, NC 27520
TAX ID NUMBER: 105-16-OS-010.00

Tennessee Certification of Electronic Document

I, Amanda Saral, 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 3/12/26 (date of document).

Amanda Saral
Affiant Signature

3/12/26
Date

State of TN

County of Knox

Sworn to and subscribed before me this 12 day of March, 2026.

Margaret E. Fuery
Notary's Signature

MY COMMISSION EXPIRES: 05.17.2027

NOTARY'S SEAL

