WARRANTY DEED

Karen Johnson Davidson County
Batch# 1417401 DEEDWARR
05/07/2026 11:16:30 AM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20260507-0041243

File No. EM-26-1455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 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
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Sanzo and Nataliia Sanzo, Husband and Wife	**New Owner**	
(NAME) 1528 Eagle Way, (Lot 13)	(NAME) **394 The Lady of the Lake Lane**	028000200.00
(ADDRESS) Joelton, TN 37080	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **L6 Ranch and Livestock, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Sanzo and Nataliia Sanzo, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Davidson County Tennessee, being bounded in General by Parcel ID No. 02000002500 Qc-20140605 0049117 (R.O.D.C.,TN) Binkley, Raybon and Patricia (LE) James P. and Edgin, Jamie M. on the North and East, p/o Parcel ID No. 02800000101 and Parcel ID No. 028000012000 Qc-20240605 0041852 L6 Ranch and Livestock, LLC Tract 12 on the West, and the remaining lands of Parcel ID No. 02800000101 Qc-20240605 0041852 L6 Ranch and Livestock, LLC on the South, being more Particularly described as follows:

Beginning at a 1/2 inch iron pin set with a cap stamped sec, inc., being on the South line of Binkley, Raybon and Patricia (LE) James P. and Edgin, Jamie M. Tract having Tennessee state Coordinates of North: 717060.9011, East: 1692238.8917; thence, with said tracts South and West lines for the following calls: South 83 degrees 51 minutes 02 seconds East 435.94 feet to a 1/2 inch iron pin found by a T-post; thence, South 06 degrees 10 minutes 00 seconds West 498.15 feet to a 1/2 inch iron pin found with a cap stamped chandler TN RLS No. 2353; thence, with a new line serving the remaining lands of L6 ranch and Livestock, LLC (Qc-20240605 0041852) for the following calls: South 35 degrees 57 minutes 01 seconds West 343.29 feet to a 1/2 inch iron pin set with a cap stamped sec, inc.; thence, South 67 degrees 37 minutes 57 seconds West 132.62 feet to a 1/2 inch iron pin set with a cap stamped inc.; thence, North 16 degrees 31 minutes 40 seconds West 385.89 feet to a 1/2 inch iron pin set with a Cap Stamped Inc.; thence, North 06 degrees 09 minutes 49 seconds East 503.30 feet 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 No. 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 North American Datum of 1983 (NAD83) 2011.

35 feet Access and Utility Easement

Beginning at a point having Tennessee state plane coordinates of North:715369.5558 East:1691470.2077, being on the North line of Shys Linton, LLC (db-20240418 0027800, R.O.D.C., TN); thence, with said line South 83 degrees 11 minutes 56 seconds West 36.93 feet to a point; thence, across the lands of L6 Ranch and Livestock, LLC (Book 6232, Page 2659 R.O.C.C., TN) and (Qc-20240605 0041852 R.O.D.C., TN) for the following calls: North 25 degrees 25 minutes 34 seconds West 86.07 feet to a point; thence, North 30 degrees 50 minutes 48 seconds West 48.49 feet to a point; thence, North 46 degrees 38 minutes 51 seconds West 21.42 feet to a point; thence, North 58 degrees 20 minutes 13 seconds West 51.34 feet to a point; thence, North 65 degrees 38 minutes 25 seconds West 143.80 feet to a point; thence, North 01 degrees 35 minutes 42 seconds East 139.05 feet to a point; thence, North 07 degrees 06 minutes 09 seconds East 113.63 feet to a point; thence, North 42 degrees 22 minutes 07 seconds East 29.28 feet to a point; thence, North 34 degrees 11 minutes 32 seconds East 23.50 feet to a point; thence, North 54 degrees 13 minutes 28 seconds East 51.24 feet to a point; thence, North 39 degrees 37 minutes 04 seconds East 14.64 feet to a point; thence, North 10 degrees 43 minutes 31 seconds West 13.59 feet to a point; thence, North 33 degrees 44 minutes 08 seconds West 20.20 feet to a point; thence, North 42 degrees 24 minutes 38 seconds West 22.47 feet to a point; thence, North 51 degrees 21 minutes 53 seconds West 102.79 feet to a point; thence, North 44 degrees 42 minutes 44 seconds West 31.17 feet to a point; thence, North 23 degrees 32 minutes 29 seconds West 32.60 feet to a point; thence, North 01 degrees 13 minutes 28 seconds East 32.67 feet to a point; thence, North 20 degrees 54 minutes 21 seconds East 30.73 feet to a point; thence, North 34 degrees 27 minutes 13 seconds East 53.43 feet to a point; thence, North 26 degrees 55 minutes 58 seconds East 50.56 feet to a point; thence, with a curve turning to the right, having an arc length of 260.81 feet, a radius of 1167.07 feet, a chord bearing of North 28 degrees 13 minutes 58 seconds East and a chord length of 260.27 feet; thence, North 40 degrees 08 minutes 24 seconds East 218.42 feet to a point; thence, with the South and East lines of Dixieland Co. (Book 133, Page 227 R.O.C.C., TN) for the following calls: South 84 degrees 31 minutes 18 seconds East 331.47 feet to a 1/2 inch iron pin set with a Cap Stamped Sec, Inc.; thence, North 06 degrees 08 minutes 27 seconds East 476.78 feet to a point; thence, across the lands of L6 ranch an Livestock, LLC. for the following calls: North 80 degrees 39 minutes 43 seconds East 40.37 feet to a point; thence, North 83 degrees 16 minutes 44 seconds East 43.82 feet to a point; thence, North 88 degrees 48 minutes 38 seconds East 51.73 feet to a point; thence, South 88 degrees 36 minutes 49 seconds East 46.67 feet to a point; thence, with the South line of Binkley, Raybon and Patricia (le) James P. and Edgin, Jamie M. South 83 degrees 51 minutes 08 seconds East 209.62 feet to a 1/2 inch iron pin set with a Cap Stamped Sec, Inc.; thence, with the West line of Tract 13 South 06 degrees 08 minutes 20 seconds West 32.01 feet to a point; thence, across the lands of L6 Ranch an Livestock, LLC. for the following calls: North 84 degrees 04 minutes 44 seconds West 50.72 feet to a point; thence, North 83 degrees 00 minutes 41 seconds West 51.59 feet to a point; thence, North 84 degrees 11 minutes 54 seconds West 50.45 feet to a point; thence, North 87 degrees 02 minutes 49 seconds West 50.15 feet to a point; thence, North 88 degrees 36 minutes 49 seconds West 49.79 feet to a point; thence, South 88 degrees 48 minutes 38 seconds West 49.25 feet to a point; thence, South 83 degrees 16 minutes 44 seconds West 41.33 feet to a point; thence, South 80 degrees 39 minutes 43 seconds West 12.94 feet to a point; thence, South 06 degrees 08 minutes 27 seconds West 484.77 feet to a point; thence, North 84 degrees 31 minutes 06 seconds West 347.72 feet to a point; thence, South 40 degrees 08 minutes 24 seconds West 198.37 feet to a point; thence, with a curve turning to the left having an arc length of 252.86 feet, a radius of 1132.07 feet, a chord bearing of South 28 degrees 09 minutes 05 seconds West and a chord length of 252.34 feet to a point; thence, South 26 degrees 55 minutes 58 seconds West 54.44 feet to a point; thence, South 34 degrees 27 minutes 13 seconds West 51.57 feet to a point; thence, South 20 degrees 54 minutes 21 seconds West 20.50 feet to a point; thence, South 01 degrees 13 minutes 28 seconds West 18.91 feet

to a point; thence, South 23 degrees 32 minutes 29 seconds East 18.38 feet to a point; thence, South 44 degrees 42 minutes 44 seconds East 22.60 feet to a point; thence, South 51 degrees 21 minutes 53 seconds East 103.50 feet to a point; thence, South 42 degrees 24 minutes 38 seconds East 27.86 feet to a point; thence, South 33 degrees 44 minutes 08 seconds East 29.98 feet to a point; thence, South 10 degrees 43 minutes 31 seconds East 37.16 feet to a point; thence, South 39 degrees 37 minutes 04 seconds West 35.58 feet to a point; thence, South 54 degrees 13 minutes 28 seconds West 49.54 feet to a point; thence, South 34 degrees 11 minutes 32 seconds West 19.82 feet to a point; thence, South 42 degrees 22 minutes 07 seconds West 20.66 feet to a point; thence, South 07 degrees 06 minutes 09 seconds West 100.83 feet to a point; thence, South 01 degrees 35 minutes 42 seconds West 114.10 feet to a point; thence, South 65 degrees 38 minutes 25 seconds East 122.77 feet to a point; thence, South 58 degrees 20 minutes 13 seconds East 57.15 feet to a point; thence, South 46 degrees 38 minutes 51 seconds East 29.86 feet to a point; thence, South 30 degrees 50 minutes 48 seconds East 55.00 feet to a point; thence, South 25 degrees 25 minutes 34 seconds East 99.53 feet to the point of beginning, having an area of 96063.2 square feet, 2.205 acres +/-

Being a part of the same conveyed to L6 Ranch and Livestock, LLC, a Wyoming limited liability company, by Warranty Deed from Hillary Susanne Holt Evans Altaqi, a married woman, and Garrett Forrest Evans, a married man, as joint tenants with right of survivorship, of record in Instrument Number 20231129-0091981, Register's Office for Davidson County, Tennessee, dated November 27, 2023 and recorded on November 29, 2023.

Being a part of same conveyed to L6 Ranch and Livestock LLC, a Wyoming limited liability company, by Quit Claim Deed from L6 Ranch and Livestock LLC, a Wyoming limited liability company, of record in Instrument Number 20240605-0041852, Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on June 5, 2024.

Being the same property conveyed to L6 Ranch and Livestock LLC, a Wyoming limited liability company, by Quit Claim Deed from L6 Ranch and Livestock LLC, a Wyoming limited liability company, of record in Instrument Number 20260212-0011037, Register's Office for Davidson County, Tennessee, dated February 11, 2026 and recorded on February 12, 2026.

This is property more commonly known as 1528 Eagle Way, (Lot 13), Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 applicable to all genders.

Witness my/our hand this 5th day of May, 2026.

L6 Ranch and Livestock, LLC, a Wyoming Limited Liability Company

By:_____
Joshua Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua Hunter, Authorized Agent of L6 Ranch and Livestock, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of L6 Ranch and Livestock, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Agent of L6 Ranch and Livestock, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

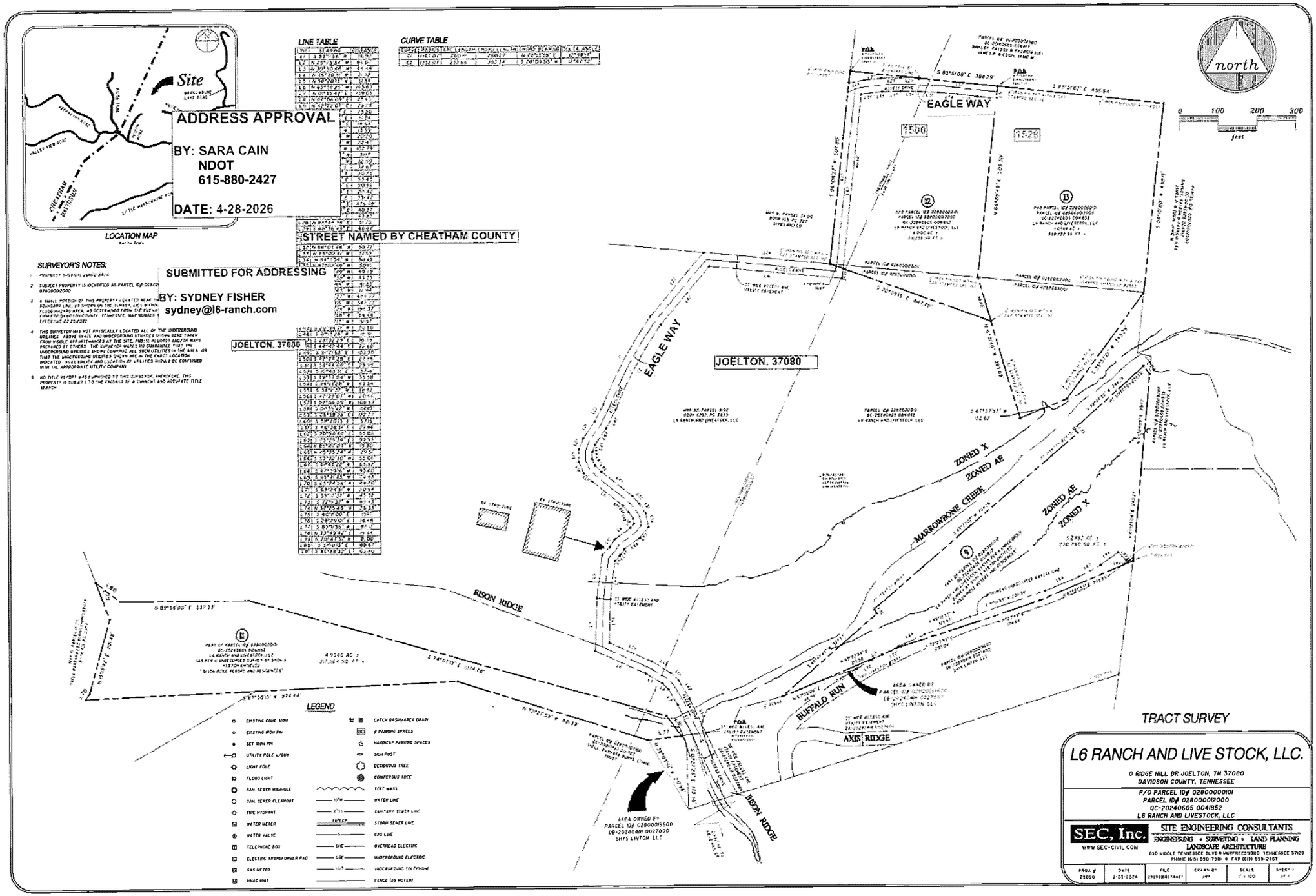
Witness my hand and seal, at office in Nashville, TN, this 5th day of May, 2026.

Emily Manno
Notary Signature

Printed Name: Emily Manno

My commission expires:_____





TRACT SURVEY

L6 RANCH AND LIVE STOCK, LLC.

0 RIDGE HILL DR JOELTON, TN 37080
DAVIDSON COUNTY, TENNESSEE

P/O PARCEL ID# 028000001O1
PARCEL ID# 028000012000
OC-20240605 0041852
L6 RANCH AND LIVESTOCK, LLC

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM
830 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE	FILE	DRAWN BY	SCALE	SHEET #
25090	2-25-2026	25090BS1.DWG	JWP	1" = 100'	SP-1

20260507004124 3

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 5/5/26.

Date

Affiant Signature

5/5/26

Date

State of Tennessee

County of Davidson

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

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