Karen Johnson Davidson County
Batch# 1429463 DEEDQC
06/08/2026 12:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260608-0051488

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Sitting Mill, LLC
910 Sunset Rd. W.
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Map/Parcel
#160-00-0-076

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned, **Sherry Lynn Billings and Joyce Langley Vaughn, both single persons,** herein Grantor, do hereby transfer, convey and quitclaim unto **Sitting Mill, LLC, a Wyoming Limited Liability Company,** herein Grantee, its heirs and assigns, forever, all of our right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if set out herein verbatim.

Being the same property conveyed to Sherry Lynn Billings by Limited Warranty Deed dated April 24, 2002, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument #20020517-0060987, Register's Office of Davidson County, Tennessee.

Sherry Lynn Billings then conveyed her interest in the property to Sherry Lynn Billings and Joyce Langley Vaughn, a one-half (1/2) undivided interest each as joint tenants with the right of survivorship and not as tenants in common, by Quitclaim Deed dated November 26, 2025, of record in Instrument no. 20251126-0094527, Register's Office for Davidson County, Tennessee.

See also Warranty Deed to Sitting Mill, LLC, a Wyoming Limited Liability Company, of record in Instrument #20260529-0048563, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **IMPROVED** known as **5609 Cloverland Drive, Brentwood, Tennessee 37027.**

WITNESS OUR HANDS, this the **28th** day of **May, 2026.**

Sherry Lynn Billings

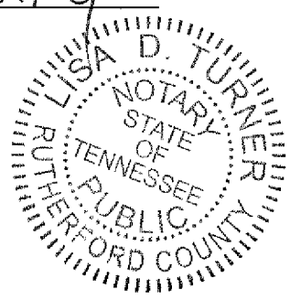
Joyce Langley Vaughn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sherry Lynn Billings and Joyce Langley Vaughn**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May, 2026.

Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2026.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027



File No. 25128188

Electronic Document Certification

I, **Lisa D. Turner**, 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 May 28, 2026.

Lisa D. Turner

Lisa D. Turner

Date: 5-28-26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 28th day of May, 2026.

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: 05-20-2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of May, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 25128188

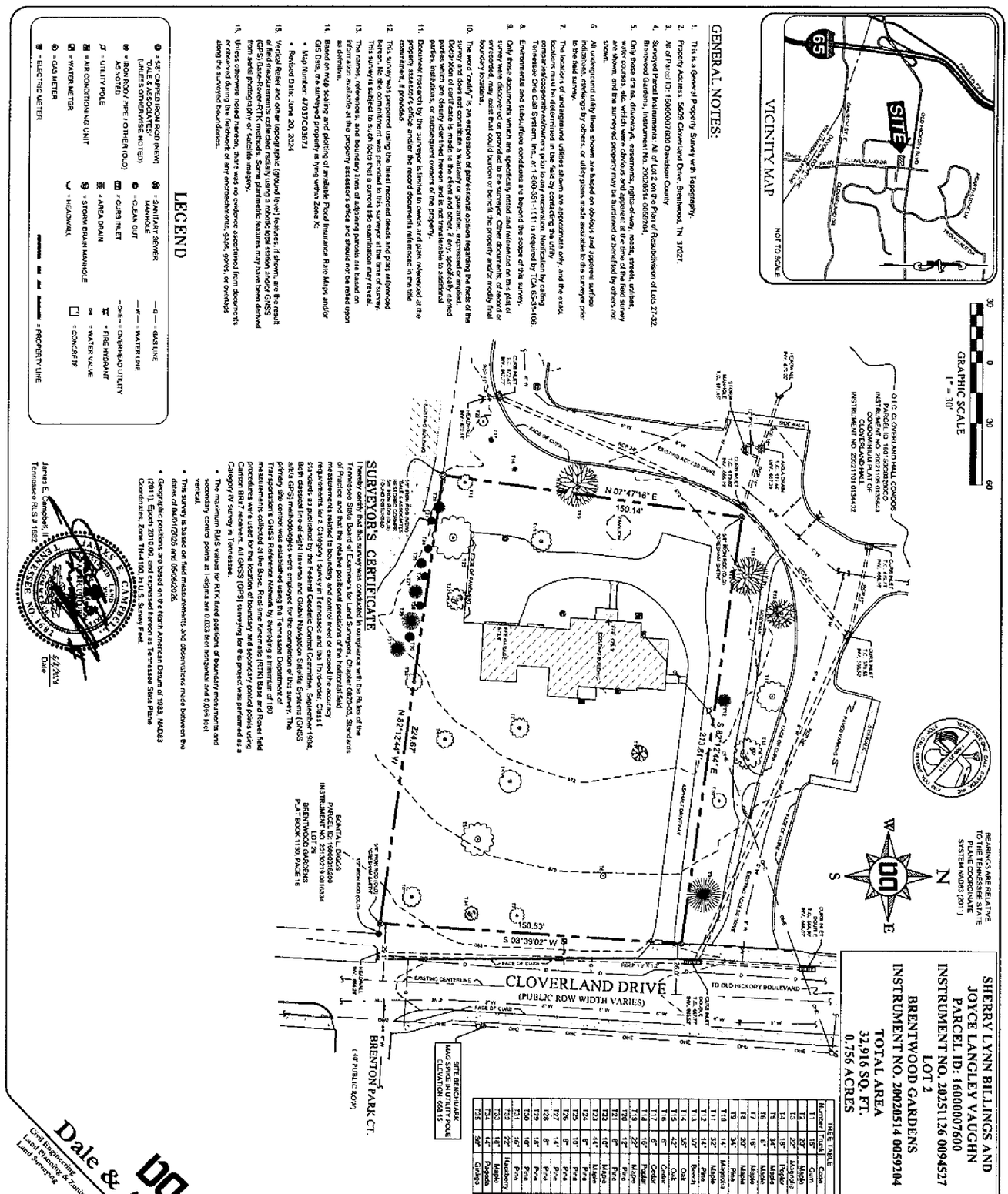
Exhibit "A" - Page 1 of 2

SURVEYED PROPERTY DESCRIPTION
5609 CLOVERLAND DRIVE, BRENTWOOD, TN 37027
PARCEL ID: 16000007600

A PARCEL OF LAND LYING IN DAVIDSON COUNTY, METRO NASHVILLE, TENNESSEE, IN THE SOUTHEAST COMMUNITY, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD OLD "GRESHAM SMITH" IN THE WESTERN MARGIN OF CLOVERLAND DRIVE AND LYING 29.1 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS; SAID ROD LYING NORTH 77 DEGREES, 23 MINUTES WEST, 30 FEET FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CLOVERLAND DRIVE AND BRENTON PARK COURT, BEING THE SOUTHEASTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, AND LYING ON THE NORTHERN BOUNDARY OF THE BONITA L. DIGGS PROPERTY, INSTRUMENT NUMBER 20130219-0016334, REGISTER'S OFFICE OF DAVIDSON COUNTY (HEREAFTER RODC); THENCE LEAVING SAID CLOVERLAND DRIVE AND ALONG THE NORTHERN BOUNDARY OF SAID DIGGS PROPERTY, NORTH 82 DEGREES, 12 MINUTES, 44 SECONDS WEST, 224.67 FEET TO A 5/8 INCH CAPPED IRON ROD NEW "DALE AND ASSOCIATES" AT THE SOUTHERNMOST CORNER OF THE O.I.C. CLOVERLAND HALL CONDOS PROPERTY, INSTRUMENT NUMBER 20021105-0135643, RODC; THENCE LEAVING THE NORTHERN BOUNDARY OF SAID DIGGS PROPERTY, AND ALONG THE EASTERN BOUNDARY OF SAID O.I.C. CLOVERLAND HALL CONDOS PROPERTY, NORTH 07 DEGREES, 47 MINUTES, 16 SECONDS EAST, 150.14 FEET TO A 5/8 INCH CAPPED IRON ROD OLD "GRESHAM SMITH" AT THE NORTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID O.I.C CLOVERLAND HALL CONDOS PROPERTY, SOUTH 82 DEGREES, 12 MINUTES, 44 SECONDS EAST, 213.81 FEET TO A 5/8 INCH CAPPED IRON ROD NEW "DALE AND ASSOCIATES" IN THE WESTERN MARGIN OF THE AFOREMENTIONED CLOVERLAND DRIVE AND LYING 26.0 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS; SAID ROD BEING THE SOUTHEASTERN CORNER OF SAID O.I.C. CLOVERLAND HALL CONDOS PROPERTY; THENCE ALONG THE WESTERN MARGIN OF SAID CLOVERLAND DRIVE, SOUTH 03 DEGREES, 39 MINUTES, 02 SECONDS WEST, 150.53 FEET TO THE POINT OF BEGINNING, CONTAINING **0.756 ACRES**, OR 32,916 SQUARE FEET, MORE OR LESS, AND BEING ALL OF THE SHERRY LYNN BILLINGS AND JOYCE LANGLEY VAUGHN PROPERTY, INSTRUMENT NUMBER 20251126-0094527, RODC.

THIS DESCRIPTION WAS PREPARED BY DALE AND ASSOCIATES UNDER THE DIRECTION OF JAMES E. CAMPBELL, II, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1682, ON JUNE 1, 2026, AND IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY OF 5609 CLOVERLAND DRIVE, BY DALE AND ASSOCIATES, DATED MAY 8, 2026, PROJECT #26034.



GENERAL NOTES:

1. This is a General Property Survey with Topography.
2. Property Address: 5609 Cloverland Drive, Brentwood, TN 37027.
3. All of Parcel ID: 160000076OO Davidson County.
4. Surveyed Parcel Instruments: All of Lot 2 on the Plan of Resubdivision of Lots 27-32, Brentwood Gardens, Instrument No. 20020514 0059204.
5. Only those shrubs, driveways, easements, rights-of-way, roads, streets, utilities, water courses etc. which were obvious and apparent at the time of the field survey are shown, and the surveyed property may be burdened or benefited by others not shown.
6. All underground utility lines shown are based on obvious and apparent surface indications, markings by others, or utility plans made available to the surveyor prior to the field survey.
7. The location of underground utilities shown are approximate only, and the exact location should be verified by contacting the utility companies/cooperatives/owners prior to excavation by calling Tennessee One Call System, Inc. at 1-800-351-1111 as required by TCA 65-31-106.
8. Environmental and subsurface conditions are beyond the scope of this survey.
9. Only those documents which are specifically noted and referenced on this plat of survey were discovered and reviewed by the surveyor. Other documents, recorded or unrecorded, may exist that could burden or benefit the property and/or modify final boundary locations.
10. The word "certify" is an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied. Decision of certificate is made to the client and other, if any, specifically named parties which are clearly identified hereon and is not transferable to additional parties, institutions, or subsequent owners of the property.
11. Document research by the surveyor is limited to deeds and plats referenced in the property assessor's office and/or the record documents referenced in the title commitment, if provided.
12. This survey was prepared using the latest recorded deeds and plats referenced hereon. No title commitment was provided to this surveyor at the time of survey. This survey is subject to such facts that a current title examination may reveal.
13. The survey references, and boundary lines of adjoining parcels are based on information available at the property assessor's office and should not be relied upon as definitive.
14. Based on map reading and plotting of available Flood Insurance Rate Maps and/or GIS Data, the surveyed property is lying within Zone X:
    - Map Number 47037C0367J
    - Revised Date: June 20, 2024
15. Vertical Relief and other topographic (ground level) features, if shown, are the result of field measurements collected mainly using a robotic total station and/or GNSS (GPS) Trimble-Real-RTK methods. Some planimetric features may have been derived from aerial photography or satellite imagery.
16. Unless otherwise noted hereon, there was no evidence ascertained from documents or observed during the fieldwork of any encroachments, gaps, gores, or overlaps along the surveyed boundaries.

LEGEND

- ● = 5/8" CAPPED IRON ROD (NEW) "DALE & ASSOCIATES" (UNLESS OTHERWISE NOTED)
- ● = IRON ROD / PIPE (OLD) AS NOTED
- ⌐ = UTILITY POLE
- ▣ = AIR CONDITIONING UNIT
- ⓦ = WATER METER
- ⓖ = GAS METER
- ⓔ = ELECTRIC METER
- Ⓢ = SANITARY SEWER MANHOLE
- ○ = CLEAN OUT
- ▥ = CURB INLET
- ▦ = AREA DRAIN
- Ⓓ = STORM DRAIN MANHOLE
- ◡ = HEADWALL
- —G— = GAS LINE
- —W— = WATER LINE
- —OHE— = OVERHEAD UTILITY
- 🔥 = FIRE HYDRANT
- ⋈ = WATER VALVE
- □ = CONCRETE
- ——— = PROPERTY LINE

TREE TABLE			
Number	Trunk	Code	
T1	20"	Maple	
T2	20"	Maple	
T3	23"	Magnolia	
T4	18"	Poplar	
T5	34"	Maple	
T6	6"	Maple	
T7	16"	Maple	
T8	20"	Maple	
T9	34"	Pine	
T10	14"	Magnolia	
T11	10"	Pine	
T12	10"	Pine	
T13	32"	Maple	
T14	36"	Oak	
T15	42"	Oak	
T16	6"	Cedar	
T17	6"	Cedar	
T18	16"	Poplar	
T19	22"	Maple	
T20	12"	Pine	
T21	8"	Pine	
T22	10"	Maple	
T23	6"	Maple	
T24	10"	Pine	
T25	8"	Pine	
T26	10"	Pine	
T27	14"	Pine	
T28	8"	Pine	
T29	16"	Pine	
T30	10"	Pine	
T31	16"	Pine	
T32	22"	Hackberry	
T33	16"	Pine	
T34	36"	Maple	
T35	36"	Pagoda	
T36	36"	Ginkgo	

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was conducted in accordance with the Rules of the Tennessee State Board of Examiners for Land Surveyors, Chapter 0820-03, Standards of Practice and that the relative positional precision of the horizontal field measurements related to boundary and control lines or except the accuracy requirements for a Category I survey in Tennessee and the Third-order, Class I standards as promulgated by the Federal Geodetic Control Committee, September 1984. Both classical line-of-sight traverse and Global Navigation Satellite Systems (GNSS a/k/a GPS) methodologies were employed for the completion of this survey. The primary site control was established using the Tennessee Department of Transportation's GNSS Reference Network by over-going a minimum of (8) measurements collected at the Base, Real-time Kinematic (RTK) Base and Rover field Control Points. The equipment used for the GNSS (GPS) surveying for this project was performed as a Category IV survey in Tennessee.

- The Maximum RMS values for RTK fixed positions of boundary monuments and secondary control points at 1-sigma are 0.033 feet horizontal and 0.066 feet vertical.
- This survey is based on field measurements and observations made between the dates of 06/01/2026 and 06/06/2026.
- Geographic positions are based on the North American Datum of 1983, NAD83 (2011), Epoch 2010.00, and expressed hereon as Tennessee State Plane Coordinates, Zone TN-4100, in U.S. Survey Feet.

James E. Campbell, II
Tennessee RLS # 1682

6/6/2026
Date

Dale & Associates
Civil Engineering & Zoning
Land Planning & Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Boundary and Topographic Survey

Located in Davidson County, Metro Nashville, Tennessee, in The Southeast Community, and is the property of Sherry Lynn Billings and Joyce Langley Vaughn, Instrument Number 20251126 0094527, Registers Office Davidson County, Parcel ID 160000076OO.

5609 Cloverland Drive
Brentwood, Tennessee, 37027

Parcel ID:	160000076OO
Instrument Number:	20251126 0094527
Drawn By:	BH/CWG
Checked By:	LC
Date:	5/8/2026
Scale:	1" = 30'

Revisions:

Prepared for:
Beau Fields
770-231-0921
Beaufields24@gmail.com

D&A PROJECT #26034
SHEET: 1 of 1