Karen Johnson Davidson County
Batch# 1429827 DEEDQC
06/09/2026 11:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260609-0052024

Name and Address of New Owner:
Hachland Hill LLC
5396 Rawlings Rd.
Joelton, TN 37080

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title & Escrow, LLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 021-00-0-360.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joe K. Hach a/k/a Joseph K. Hach, married** "the Grantor," convey and quitclaim unto **Hachland Hill LLC, a Tennessee Limited Liability Company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

TRACT I:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the center of a creek, said point being the Southwest corner of the Joseph Hach property and in the North line of the Nelson Davenport property; thence along the North line of Davenport North 80 degrees 01 minutes 36 seconds West a distance of 1,285.02 feet to an iron pin in the East line of the Joseph Rawlings property; thence along the East line of Rawlings North 6 degrees 06 minutes 33 seconds East a distance of 302.38 feet to an iron pin at the Southeast corner of the Earl Denny Property; thence along the East line of Denny North 8 degrees 25 minutes 11 seconds East a distance of 377.53 feet to an iron pin; thence along the remainder of the J. E. Fentress property South 84 degrees 50 minutes 05 seconds East a distance of 293.01 feet to an iron pin; thence along the centerline of a creek as follows: South 84 degrees 56 minutes 00 seconds East a distance of 85.60 feet to a point; South 51 degrees 05 minutes 34 seconds East a distance of 80.61 feet to a point; North 84 degrees 53 minutes 24 seconds East a distance of 75.67 feet to a point; South 62 degrees 31 minutes 25 seconds East a distance of 73.11 feet to a point; South 80 degrees 36 minutes 46 seconds East a distance of 82.65 feet to a point; North 89 degrees 49 minutes 49 seconds East a distance of 111.43 feet to a point; South 70 degrees 57 minutes 33 seconds East a distance of 62.81 feet to a point; South 89 degrees 12 minutes 21 seconds East a distance of 72.15 feet to a point; South 71 degrees 40 minutes 59 seconds East a distance of 70.67 feet to a point; North 69 degrees 49 minutes 19 seconds East a distance of 30.88 feet to a point; North 89 degrees 58 minutes 51 seconds East a distance of 120.30 feet to a point; North 89 degrees 23 minutes 23 seconds East a distance of 58.21 feet to a point; North 61 degrees 38 minutes 19 seconds East a distance of 108.01 feet to an iron pin the center of another creek; thence along the center of said creek South 41 degrees 19 minutes 01 seconds East a distance of 69.80 feet to a point; thence continuing along said creek South 22 degrees 13 minutes 12 seconds East a distance of 263.02 feet to an iron pin in the center of another creek, said point being in the West line of the Joseph Hach property; thence along the West line of Hach and following the centerline of said creek as follows: South 69 degrees 00 minutes 31 seconds West a distance of 111.14 feet to a point; South 57 degrees 04 minutes

202606090052024

32 seconds West a distance of 136.46 feet to a point; South 28 degrees 34 minutes 05 seconds West a distance of 101.66 feet to a point; South 4 degrees 20 minutes 47 seconds East distance of 63.97 feet to a point; South 22 degrees 16 minutes 20 seconds East a distance of 139.72 feet to a point; South 18 degrees 12 minutes 36 seconds West a distance of 103.83 feet to a point of beginning, containing 21.210 acres, more or less according to a survey made by Earl R. Mayo, Tennessee No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee 37146.

Being the same property conveyed to Joe K. Hach by Warranty Deed from J.E. Fentress and wife, Mai Bell Fentress of record in Book 8447, Page 863, Register's Office for Davidson County, Tennessee, dated September 16, 1991 and recorded on September 23, 1991.

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the East line of the Terry Denny property as recorded in Deed Book 7625, Page 439, Register's Office of Davidson County, Tennessee, said point being the Southwest corner of the Ellis E. Gunter property as recorded in Deed Book 5146, Page 12, Register's Office of Davidson County, Tennessee; thence along the South line of said Gunter property and the South line of the Ellis E. Gunter property as recorded in Deed Book 4450, Page 616, Register's Office of Davidson County, Tennessee South 73 degrees 59 minutes 32 seconds East a distance of 836.04 feet to an iron pin at the Southeast corner of said Gunter property; thence along the East line of said Gunter property North 5 degrees 20 minutes 28 seconds East a distance of 36.42 feet to an iron pin; thence along the remainder of the J.E. Fentress property as recorded in Deed Book 1339, Page 505, and Deed Book 1807, Page 423, Register's Office of Davidson County, Tennessee, South 89 degrees 19 minutes 16 seconds East a distance of 16.88 feet to an iron pin; thence South 58 degrees 02 minutes 22 seconds East (passing an iron pin at 1,136.96 feet) a total distance of 1,157.68 feet to the center of a creek; thence along said creek South 7 degrees 03 minutes 08 seconds East a distance of 12.59 feet to a point; thence along said creek South 17 degrees 35 minutes 14 seconds West a distance of 115.85 feet to a point; thence leaving said creek South 37 degrees 06 minutes 02 seconds East (passing an iron pin at 13.31 feet and an iron pin at 65.99 feet) a total distance of 89.88 feet to a point in the center of a creek, said point being in the North line of the W.H. Marshall property as recorded in Deed Book 3253, Page 077, Register's Office of Davidson County, Tennessee; thence along said creek and the North line of said Marshall property and the Phila R. Hach and J.K. Hach property as recorded in Deed Book 5237, Page 938, Register's Office of Davidson County, Tennessee South 33 degrees 15 minutes 37 seconds West a distance of 504.12 feet to a point; thence continuing along said creek South 48 degrees 02 minutes 00 seconds West a distance of 143.65 feet to a point and 55 degrees 47 minutes 57 seconds West a distance of 205.99 feet to a point at the intersection of a creek, said point being a corner of the Joe K. Hach property as recorded in Deed Book 8447, Page 863, Register's Office of Davidson County, Tennessee; thence along said creek and the East line of said Hach property North 24 degrees 40 minutes 17 seconds West a distance of 263.02 feet to a point; thence North 43 degrees 46 minutes 06 seconds West a distance of 69.80 feet to an iron pin at the intersection of a creek, said point being the Northeast corner of said Hach property; thence along said creek and the North line of said Hach property as follows: South 59 degrees 11 minutes 14 seconds West a distance of 108.01 feet; South 86 degrees 56 minutes 18 seconds West a distance of 58.21 feet; South 87 degrees 31 minutes 46 seconds West a distance of 120.30 feet; South 67 degrees 22 minutes 14 seconds West a distance of 30.88 feet; North 74 degrees 08 minutes 04 seconds West a distance of 70.67 feet; South 88 degrees 20 minutes 34 seconds West a distance of 72.15 feet; North 73 degrees 24 minutes 38 seconds West a distance of 62.81 feet; South 87 degrees 22 minutes 44 seconds West a distance of 111.43 feet; North 83 degrees 03 minutes 51 seconds West a distance of 82.65 feet; North 64 degrees 58 minutes 30 seconds West a distance of 73.11 feet; South 82

degrees 26 minutes 19 seconds West a distance of 75.67 feet; West 53 degrees 32 minutes 39 seconds West a distance of 80.61 feet; thence North 87 degrees 23 minutes 05 seconds West a distance of 85.60 feet to an iron pin; thence leaving said creek North 87 degrees 17 minutes 10 seconds West a distance of 293.01 feet to an iron pin in the East line of the afore described Denny property; thence along the East line of said Denny property North 7 degrees 09 minutes 00 seconds East a distance of 1,304.83 feet to the point of beginning; containing 46.30 acres, more or less, according to survey dated April 13, 1996, made by Earl R. Mayo, Registered Land Surveyor No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee 37146.

Being the same property conveyed to Phila R. Hach by Warranty Deed from Evelyn Mayo, Charlotte A. Bennett, Earl Ricky Mayo and Jame Randall Mayo, the heirs of Mai Belle Fentress of record in Book 10033, Page 674, Register's Office for Davidson County, Tennessee, dated April 19, 1996 and recorded on May 01, 1996. The said Phila R. Hach subsequently died testate testate on December 02, 2015. Probate filed in Docket No. 16P1108 in the Probate Court for Davidson County, Tennessee. In accordance with Last Will and Testament, said property was devised to Joseph K. Hach.

TRACT III:

Land in Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 in an unregistered plan of the John A. Eberlee Lands and a 10-acre tract adjoining said Lot No. 9 and described according to a survey made by Lewis D. Justice, Surveyor, October 24, 1949, as follows:

Beginning at a point in the center of Bernard Road at the Southwesterly corner of the property conveyed to Allen M. Endsley, and wife, of record in Book 1429, page 601, Register's Office for said County; thence with the said Endsley's boundary line North 14 degrees 30 minutes West 625 feet; thence South 45 degrees West 521 feet; thence South 48 degrees West 330 feet; thence South 48 degrees West 120 feet to a point; thence South 46 degrees 45 minutes East 230 feet; thence South 8 degrees 45 minutes West 100 feet; thence Easterly 370 feet to the center of Bernard Road; thence with the center of the same North 4 degrees East 210 feet, North 32 degrees 30 minutes East 240 feet, and North 65 degrees East 145 feet to the beginning, containing 8.7 acres, more or less.

Being the same property conveyed to Phila Rawlings Hach by Warranty Deed from A. L. Rawlings, Sr., and wife, Sophia Shadow Rawlings of record in Book 5031, Page 718, Register's Office for Davidson County, Tennessee, dated March 14, 1973 and recorded on June 03, 1976.

Being the same property conveyed to Phila Rawlings Hach and husband, Adolf Hach by Quitclaim Deed from Phila Rawlings Hach and husband, Adolf Hach, to create an estate by the entirety, of record in Book 5031, Page 720, Register's Office for Davidson County, Tennessee, dated October 01, 1975 and recorded on June 03, 1976.

Being the same property conveyed to Joseph Karl Hach by Warranty Deed from Phila Rawlings Hach and husband, Adolf Hach, a one-half (1/2) undivided interest of record in Book 5237, Page 938, Register's Office for Davidson County, Tennessee, dated November 02, 1977 and recorded on December 29, 1977. The said Adolf Hach is deceased, having died on May 10, 1985, leaving Phila Rawlings Hach as surviving tenant by the entirety. The said Phila Rawlings Hach is deceased, having died testate on December 02, 2015. Probate filed in Docket No. 16P1108 in the Probate Court for Davidson County, Tennessee. In accordance with Last Will and Testament, said property was devised to Joseph K. Hach.

Joe K. Hach is one and the same person as Joseph K. Hach. The property was never a marital or personal residence of the Grantor herein.

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GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of June, 2026.

_____(SEAL)
JOE K. HACH A/K/A JOSEPH K. HACH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of June, 2026, before me personally appeared Joe K. Hach a/k/a Joseph K. Hach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of June, 2026.

_____
Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires:

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

202606090052024

Certificate of Authenticity

I, Christian Reynolds, 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 **June 8, 2026**.

Date

Affiant Signature

June 8, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)