Karen Johnson Davidson County
Batch# 1442731 DEEDWARR
07/07/2026 08:56:30 AM 10 pgs
Fees: $53.00 Taxes: $9,065.00
20260707-0060848

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is **$2,450,000.00.** **Affiant** Subscribed and sworn to before me This 1st day of July, 2026. **Notary Public** My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owners as:	Tax Bill To:	Map / Parcel
Twin Falls Partners, LLC	New Owners	Tax Map 15 Parcel 7

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Red Group, LLC, a Tennessee Limited Liability Company** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Twin Falls Partners, LLC, a Tennessee Limited Liability Company** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for property description for Phase I and Exhibit B for Phase II

Being the same property conveyed to Red Group, LLC, a Tennessee Limited Liability company, by Special Warranty Deed from Clayton HC, INC., a Tennessee corporation, dated April 15, 2021 and recorded April 19, 2021 in Instrument No. 20210419-0051590 Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 0 Twin Falls Drive, Joelton, TN 37090

This conveyance is subject to the following:

1. Easement Agreement for Dedication of Sanitary Sewers and/or Storm Drainage to Metropolitan government for Nashville/Davidson County, TN of record in Book 7697, page 952, Book7868, Page 953, and in Book 7697, Page 929, and in Instrument No. 20230630-0050011 said Register's Office.
2. Easement of record in Instrument No. 20040204-0013558, Said Register's Office.
3. Easement Agreement for Stormwater Detention of record in Instrument No. 20070507-0054741, Said Register's Office.
4. Greenbelt Applications- Forest of record in Instrument No. 20250303-0018667 and in Instrument No. 20180403-0042326, Said Register's Office.
5. Easement for the flow of creeks and branches, running across or through subject property and riparian rights claimed or asserted by abutting owners.
6. Any and all matters according to the survey dated January 22, 2026 and prepared by H & H Land Surveying, Inc., 612A Firtzhugh Blvd., Smyrna, TN 37167, job 2025-0343.
7. Ingress and egress rights of the Grantor in the planned cul-de-sac and roads constructed in Phase One to access the Phase Two tract until such time as the indebtedness owed by the Grantee to Grantor for the Phase Two purchase is paid in full to Grantor.

TO HAVE AND TO HOLD the said real properties with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of July, 2026.

Grantor:
Red Group, LLC

By: Robin York, Sole Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Robin York, **Member of The Red Group, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole **Member** for The Red Group, LLC, and as such sole **Member** acknowledged the he is authorized to execute the foregoing instrument on behalf of Red Group, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the Robin York The Red Group, LLC as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st **day of July, 2026.**

Notary Public

My Commission Expires: 

Exhibit A

SURVEYOR'S DESCRIPTION

PHASE I

TWIN FALLS SUBDIVISION

PARCEL ID: 01500031300

JOELTON, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND SITUATED IN JOELTON DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 313.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 015-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF LONG CREEK AT THE INTERSECTION WITH AN EXISTING STREAM AT THE NORTHWEST CORNER OF THE RED GROUP LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210419-0051590, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID POINT BEING THE SOUTHWEST CORNER OF OPEN SPACE 1 (PUDE), AS SHOWN ON THE FALLS SUBDIVISION PLAT AS OF RECORD IN INSTRUMENT NO. 20191015-0105302, (R.O.D.C., TN), AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PHASE I OF TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN);

THENCE, WITH THE SOUTHERLY LINES OF OPEN SPACE 1 (PUDE), AS SHOWN ON THE FALLS SUBDIVISION PLAT AS OF RECORD IN INSTRUMENT NO. 20191015-0105302, (R.O.D.C., TN), AND GENERALLY WITH THE CENTERLINE OF AN EXISTING STREAM, THE FOLLOWING TWENTY-FIVE (25) COURSES:

THENCE, S88°38'01"E, 112.69' TO A POINT;

THENCE, S86°15'34"E, 52.35' TO A POINT;

THENCE, S81°27'46"E, 36.38' TO A POINT;

THENCE, S65°15'55"E, 66.81' TO A POINT;

THENCE, S72°07'48"E, 30.86' TO A POINT;

THENCE, S83°22'41"E, 24.36' TO A POINT;

THENCE, N89°12'36"E, 22.21' TO A POINT;

THENCE, N75°04'22"E, 27.44' TO A POINT;

THENCE, N60°02'31"E, 37.48' TO A POINT;

THENCE, N42°42'39"E, 42.00' TO A POINT;

THENCE, N28°53'52"E, 37.50' TO A POINT;

THENCE, N20°37'15"E, 96.90' TO A POINT;

THENCE, N43°32'41"E, 27.87' TO A POINT;

THENCE, N53°15'21"E, 31.80' TO A POINT;

THENCE, N63°15'27"E, 31.25' TO A POINT;

THENCE, N72°13'52"E, 30.67' TO A POINT;

THENCE, S83°09'32"E, 21.29' TO A POINT;

THENCE, S60°07'16"E, 25.37' TO A POINT;

THENCE, S42°26'31"E, 58.71' TO A POINT;

THENCE, S21°05'18"E, 66.78' TO A POINT;

THENCE, S53°25'58"E, 17.28' TO A POINT;

THENCE, S69°50'08"E, 90.07' TO A POINT;

THENCE, S81°42'42"E, 72.01' TO A POINT;

THENCE, S70°26'39"E, 34.83' TO A POINT;

THENCE, S80°08'34"E, 5.90' TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PHASE I;

THENCE, LEAVING SAID STREAM, S00°46'42"W, 33.45' TO A MAG NAIL WITH DISK STAMPED "H.H. SURVEY" SET IN THE NORTHWESTERLY MARGIN OF TWIN FALLS DRIVE;

THENCE; WITH THE NORTHWESTERLY MARGIN OF TWIN FALLS DRIVE, THE FOLLOWING FOUR (4) COURSES:

THENCE, S43°32'21"W, 8.03' TO A MAG NAIL WITH DISK STAMPED "H.H. SURVEY" SET;

THENCE, S43°31'13"W, 103.38' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°15'03", A RADIUS OF 25.00', AN ARC LENGTH OF 24.11', A CHORD BEARING OF S71°08'45"W, AND A CHORD LENGTH OF 23.19', TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 203°00'43", A RADIUS OF 63.00', AN ARC LENGTH OF 223.22', A CHORD BEARING OF S02°44'05"E, AND A CHORD LENGTH OF 123.46', TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET AT A COMMON CORNER WITH PHASE II OF TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN);

THENCE, WITH NEW LINES TRAVERSING THROUGH TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN), AND WITH COMMON LINES WITH PHASE II OF TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN), THE FOLLOWING NINE (9) COURSES:

THENCE, S00°00'00"E, 69.92' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PHASE I;

THENCE, N89°20'37"W, 69.36' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S64°42'16"W, 68.12' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S00°39'27"W, 71.73' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N89°20'37"W, 134.62' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S49°25'36"W, 180.18' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PHASE I;

THENCE, N40°34'24"W, 88.62' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N25°23'55"W, 341.16' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S53°52'33"W, 119.00' TO A POINT IN THE CENTER OF LONG CREEK IN THE EASTERLY LINE OF THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211103-0146830, (R.O.D.C., TN), SAID POINT BEING THE NORTHWEST CORNER OF PHASE II OF TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN);

THENCE, WITH THE CENTER OF LONG CREEK AND WITH THE EASTERLY LINES OF THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211103-0146830, (R.O.D.C., TN), THE FOLLOWING FIVE (5) COURSES:

THENCE, N39°04'18"W, 67.00' TO A POINT;

THENCE, N32°24'18"W, 96.00' TO A POINT;

THENCE, N16°34'18"W, 42.00' TO A POINT;

THENCE, N06°25'42"E, 37.00' TO A POINT;

THENCE, N24°25'42"E, 9.93' TO THE POINT OF BEGINNING.

CONTAINING 299,897 SQUARE FEET OR 6.88 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.
P.O. BOX 2433, Smyrna, Tennessee 37167 EMAIL: office@handhland.com
Office: (615) 831-0756 2025-0343_PROPERTY_DESCRIPTION_PHASE-1_TWIN-FALLS_062226.docx

Exhibit B

SURVEYOR'S DESCRIPTION
PHASE II
TWIN FALLS SUBDIVISION
PARCEL ID: 01500031300
JOELTON, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND SITUATED IN JOELTON DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 313.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 015-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF LONG CREEK AT THE INTERSECTION WITH AN EXISTING STREAM AT THE NORTHWEST CORNER OF THE RED GROUP LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210419-0051590, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OPEN SPACE 1 (PUDE), AS SHOWN ON THE FALLS SUBDIVISION PLAT AS OF RECORD IN INSTRUMENT NO. 20191015-0105302, (R.O.D.C., TN);

THENCE, WITH THE CENTER OF LONG CREEK AND WITH THE EASTERLY LINES OF THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211103-0146830, (R.O.D.C., TN), THE FOLLOWING FIVE (5) COURSES:

THENCE, S24°25'42"W, 9.93' TO A POINT;

THENCE, S06°25'42"W, 37.00' TO A POINT;

THENCE, S16°34'18"E, 42.00' TO A POINT;

THENCE, S32°24'18"E, 96.00' TO A POINT;

THENCE, S39°04'18"E, 67.00' TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PHASE II OF TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN), AND ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE, WITH NEW LINES TRAVERSING THROUGH TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN), AND WITH COMMON LINES WITH PHASE I OF TWIN FALLS SUBDIVISION (NOT YET OF RECORD, R.O.D.C., TN), THE FOLLOWING NINE (9) COURSES:

THENCE, N53°52'33"E, 119.00' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S25°23'55"E, 341.16' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S40°34'24"E, 88.62' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N49°25'36"E, 180.18' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S89°20'37"E, 134.62' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N00°39'27"E, 71.73' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N64°42'16"E, 68.12' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S89°20'37"E, 69.36' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N00°00'00"W, 69.92' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET IN THE SOUTHERLY MARGIN OF TWIN FALLS DRIVE;

THENCE, WITH THE SOUTHEASTERLY MARGIN OF TWIN FALLS DRIVE, THE FOLLOWING THREE (3) COURSES:

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°44'17", A RADIUS OF 63.00', AN ARC LENGTH OF 96.47', A CHORD BEARING OF N31°53'25"E, AND A CHORD LENGTH OF 87.32', TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°29'52", A RADIUS OF 25.00', AN ARC LENGTH OF 24.22', A CHORD BEARING OF N15°46'12"E, AND A CHORD LENGTH OF 23.28',TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, N43°31'35"E, 57.09' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET IN THE WESTERLY LINE OF THE WHITES CREEK RV LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210615-0080188, (R.O.D.C., TN), SAID 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PHASE II;

THENCE, WITH THE WESTERLY LINE OF THE WHITES CREEK RV LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210615-0080188, (R.O.D.C., TN), S00°46'42"W, 829.53' TO A POINT IN THE CENTER OF LONG CREEK AT THE SOUTHEAST CORNER OF THE RED GROUP LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210419-0051590, (R.O.D.C., TN), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PHASE II;

THENCE, WITH COMMON LINES WITH THE WHITES CREEK RV LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210615-0080188, (R.O.D.C., TN), AND WITH THE CENTER OF LONG CREEK, THE FOLLOWING SIXTEEN (16) COURSES:

THENCE, N39°24'18"W, 28.00' TO A POINT;

THENCE, N58°09'18"W, 48.00' TO A POINT;

THENCE, N82°14'18"W, 40.00' TO A POINT;

THENCE, S89°10'42"W, 40.00' TO A POINT;

THENCE, N74°09'18"W, 53.00' TO A POINT;

THENCE, N84°19'18"W, 57.00' TO A POINT;

THENCE, S89°50'42"W, 20.00' TO A POINT;

THENCE, S82°56'39"W, 18.93' TO A POINT;

THENCE, S68°05'42"W, 58.51' TO A POINT;

THENCE, N82°09'02"W, 40.00' TO A POINT;

THENCE, N55°24'17"W, 6.00' TO A POINT;

THENCE, N87°39'18"W, 6.00' TO A POINT;

THENCE, S80°10'23"W, 7.00' TO A POINT;

THENCE, S70°44'49"W, 16.00' TO A POINT;

THENCE, N80°27'17"W, 24.92' TO A POINT;

THENCE, N69°22'26"W, 29.63' TO A POINT, SAID POINT BEING A COMMON CORNER WITH THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211025-0142738, (R.O.D.C., TN), AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PHASE II;

THENCE, WITH COMMON LINES WITH THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211025-0142738, (R.O.D.C., TN), AND WITH THE CENTER OF LONG CREEK, THE FOLLOWING TEN (10) COURSES:

THENCE, N53°24'18"W, 35.00' TO A POINT;

THENCE, N39°09'18"W, 23.00' TO A POINT;

THENCE, N00°05'42"E, 30.00' TO A POINT;

THENCE, N16°25'42"E, 35.00' TO A POINT;

THENCE, N07°35'42"E, 33.00' TO A POINT;

THENCE, N06°24'18"W, 52.00' TO A POINT;

THENCE, N11°54'18"W, 73.00' TO A POINT;

THENCE, N41°09'35"W, 17.00' TO A POINT;

THENCE, N58°24'18"W, 25.00' TO A POINT;

THENCE, N47°24'18"W, 55.00' TO A POINT;

THENCE, WITH A COMMON LINE WITH THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211025-0142738, (R.O.D.C., TN), AND WITH A COMMON LINE WITH THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211103-0146830, (R.O.D.C., TN), AND CONTINUING WITH THE CENTER OF LONG CREEK, N29°24'18"W, 51.00' TO A POINT;

THENCE, WITH COMMON LINES WITH THE CIARA PROPERTIES LTD PROPERTY AS OF RECORD IN INSTRUMENT NO. 20211103-0146830, (R.O.D.C., TN), AND CONTINUING WITH THE CENTER OF LONG CREEK, THE FOLLOWING NINE (9) COURSES:

THENCE, N39°54'18"W, 140.00' TO A POINT;

THENCE, N45°54'18"W, 25.00' TO A POINT;

THENCE, N21°44'18"W, 127.00' TO A POINT;

THENCE, N25°24'18"W, 42.00' TO **THE TRUE POINT OF BEGINNING.**

CONTAINING 305,574 SQUARE FEET OR 7.01 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.
P.O. BOX 2433, Smyrna, Tennessee 37167 EMAIL: office@handhland.com
Office: (615) 831-0756 2025-0343_PROPERTY_DESCRIPTION_PHASE-2_TWIN-FALLS_062226.docx

Certificate of Authenticity

I, Robert J. Notestine, III, 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 July 1st 2026.

AFFIANT SIGNATURE

July 2nd 2026.
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of July, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

