Karen Johnson
Batch # 1443735
07/09/2026 03:17:13 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260709-0062209

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N MILITARY AVE., STE 2
LAWRENCEBURG, TN 38464
FILE #1032KB-DEED1

QUIT CLAIM DEED

This instrument made and entered into on this the 9 day of July, 2026 by and between, KADEN WEST AND WIFE, KINSLEY WEST, Party of the First Part, and KADEN WEST AND WIFE, KINSLEY WEST, Party of the Second Part;

WITNESSETH

That for and in consideration of the sum of TEN AND NO/100 --- ($10.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, their heirs and assigns forever, all the right, title, interest and claim which the said Party of the First Part has in and to the following described parcel of land, and improvements and appurtenances thereto:

Being a portion of a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel number 05600000800. Said parcel being the Kaden and Kinsley West property as recorded in Sale Instrument number DB-20240621 0046614 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel can be generally described as lying North of Pecan Valley Road, East of and adjacent to Pine Valley Road, West of Old Hickory Boulevard and can be more specifically described as follows:

Commencing at a ½" iron pin set (capped "Meeks 2790") lying at the Eastern edge of the Right of Way of Pine Valley Road. Said pin being the Northwest corner of the herein described parcel of land and being the Southwest corner of the George I. Osment etux property as recorded in Sale Instrument number DB-00004078 0000248 RODCT. Said pin further being the Northeast corner of the Andrew and Brent Upchurch property as recorded in Sale Instrument number DB-20150223 0015277 RODCT. Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692325.26 and an Easting of 1687253.81.

Thence, leaving said Upchurch with said Osment S 61°33'40" E a distance of 373.94' to a ½" iron pin set. Said point being the Northwest corner of the herein described parcel of land and the Northeast corner of a 2 acre tract of land cut out on 7/12/2025. Said point further being this description's True Point of Beginning.

Thence, continuing with said Osment the following eight calls:

- S 61°33'40" E a distance of 95.10' to a point
- S 62°46'02" E a distance of 50.00' to a found ½" iron pin
- S 69°01'02" E a distance of 50.00' to a point
- S 72°46'02" E a distance of 50.00' to a point
- S 81°11'42" E a distance of 50.53' to a found ½" iron pin
- S 83°41'57" E a distance of 49.48' to a point
- S 86°46'02" E a distance of 44.00' to a point
- S 89°31'02" E a distance of 39.00' to a point — said point being the Northeast corner of the herein described parcel of land, lying N 18°54'23" W a distance of 11.81' from a ½" iron pin marking the Northwest corner of the Brenda & Matthew Smith property recorded in Sale Instrument number QC-20190812 0079744 RODCT.
-

Thence, leaving said Upchurch at 11.81' and continuing with said Smith S 18°54'23" E a total distance of 1,341.67' to a found ½" iron pin capped "Gafron." Said pin marking the Southwest corner of said Smith and a point in the Northern boundary line of the James Bryan Lewis Trustee property as recorded in Sale Instrument number QC-20121231 0120589 RODCT.

Thence, leaving said Smith with said Trustee the following four calls:

- S 44°40'56" W a distance of 140.09' to a found ½" iron pin
- S 33°10'01" W a distance of 267.57' to a 40" Red Oak tree
- N 59°08'18" W a distance of 515.44' to a set ½" iron pin capped "Meeks 2790"
- S 80°09'45" W a distance of 146.54' to a set ½" iron pin capped "Meeks 2790" — said pin marking the Northwest corner of said Trustee property and a point in the Northern boundary line of the Scottsboro Farms, LLC property as recorded in Sale Instrument number DB-20240621 0046614 RODCT.
-

Thence, leaving Trustee with said Farms N 31°09'25" W a distance of 832.19' to a found ½" iron pin. Said pin marking the Northernmost corner of said Scottsboro Farms, LLC and the Southeast corner of the Andrew and Brent Upchurch property as recorded in Sale Instrument number DB-20250929 0077220 RODCT.

Thence, leaving said Farms with said Upchurch the following two calls:

- N 31°31'50" W a distance of 165.12' to a set ½" iron pin
- N 17°38'47" E a distance of 488.09' to a set ½" iron pin capped "Meeks 2790" — said pin marking the Southwest corner of a 2 acre tract of land cut out on 7/12/25.
-

Thence, with two lines of said 2 acre tract:

- S 72°21'13" E a distance of 250.85' to a set ½" iron pin capped "Meeks 2790"
- N 28°10'37" E a distance of 259.09' to the Point of Beginning.
-

Containing **1,347,044.1 square feet or 30.92 acres**, more or less. *See unrecorded plat attached hereto as Exhibit "A".*

Together with and subject to any easements, conveyances, covenants, rights of way, and/or restrictions that are of record and not of record.

This description was written by Joshua A. Meeks (TN RLS #2790) of Meeks Land Surveying, based on a survey conducted on 7/12/2025 (Pine Valley Road).

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ Quit Claim, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 9 day of July, 2026.

SEAL

MARGARET JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

NOTARY PUBLIC
Commission Expires: 10-04-2027

NEW OWNER: KADEN WEST AND WIFE, KINSLEY WEST

ADDRESS: 5040 Pine Valley Rd, Ashland City, TN 37015

SEND TAX BILLS TO:
5040 Pine Valley Rd
Ashland City, TN 37015

MAIL RECORDED DOCUMENT TO:
5040 Pine Valley Rd
Ashland City, TN 37015

This being a portion of the same property conveyed to Kaden West and wife, Kinsley West by Warranty Deed from William West and Valerie West, husband and wife dated June 14, 2024, of record in Instrument No. 20240621-0046614, Register's Office of Davidson County, Tennessee.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

THE PARTIES ACKNOWLEDGE THAT BENJAMIN H. WRIGHT, ATTORNEY AT LAW, IS NOT THE CLOSING AGENT FOR THIS TRANSACTION, PURSUANT TO THE PROVISIONS OF SECTION 6045(e) OF THE INTERNAL REVENUE CODE.

THE PURPOSE OF THIS QUIT CLAIM DEED IS TO PUT THE NEW SURVEY OF RECORD AND TO ESTABLISH A NEW PARCEL NUMBER.

PROPERTY ADDRESS: PINE VALLEY ROAD, ASHLAND CITY, TN 37015

MAP 56, PARCEL 8.00 (s)

In Testimony whereof, the Party of the First Part has hereunto set their signature, this the day and date above written.

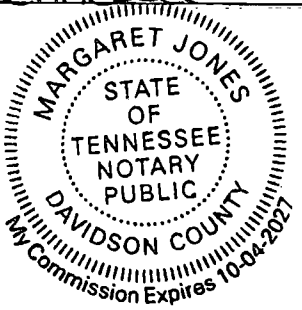
Kaden West
KADEN WEST

Kinsley West
KINSLEY WEST

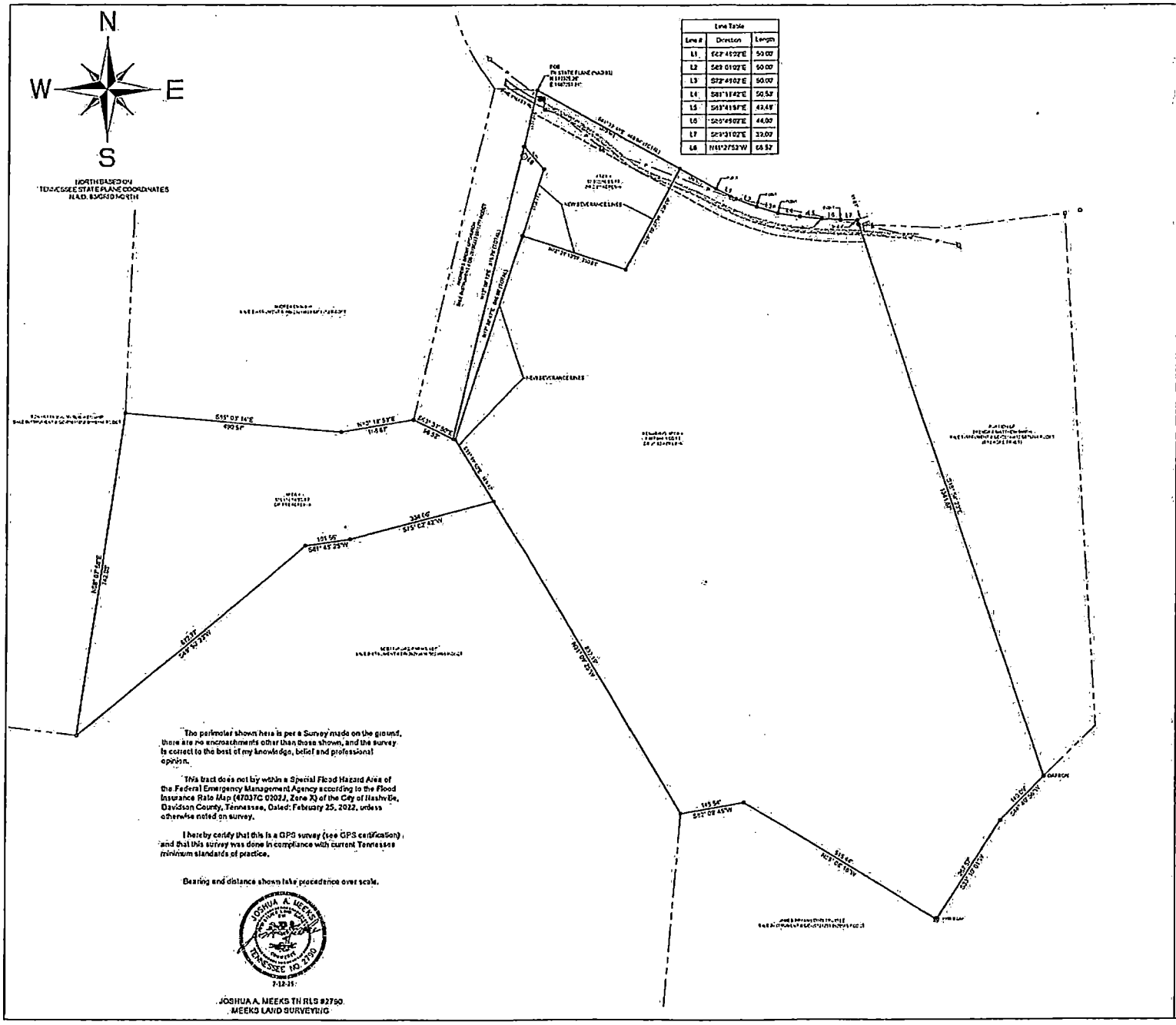
STATE OF Tennessee
COUNTY OF Davidson

On this 9 day of July, 2026 before me personally appeared KADEN WEST AND KINSLEY WEST, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Nashville, in the State of Tennessee.

SEAL



Margaret Jones
NOTARY PUBLIC
My Commission Expires: 10-04-2027





VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

BOUNDARY LINE
ADJOINING BOUNDARY LINE
FENCE
OVERHEAD UTILITY LINE
UTILITY POLE WITH GUY
WATER METER
WATER VALVE
UTILITY POLE
GUY ANGLE ANCHOR
TREE
ASPHALT
BRICK
50' IN WIDTH INGRESS & EGRESS EASEMENT
GRAVEL
○ : MONUMENT FOUND ½" REBAR, UNLESS NOTED OTHERWISE
● : MONUMENT SET (½" REBAR CAPPED "MEEKS 2760")

ROD/T=REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
RLS= REGISTERED LAND SURVEYOR
GPS=GLOBAL POSITIONING SYSTEM
NAD= NORTH AMERICAN DATUM
POB=POINT OF BEGINNING
ROW=RIGHT OF WAY
PB= PLAT BOOK
DB=DEED BOOK
PG= PAGE

DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THAT CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

GPS Certification:

Positional accuracy of this GPS survey does not exceed HORIZ: 0.03'

Combined Grid Factor: 0.9999418

SURVEYOR'S NOTES

- A TITLE COMMITMENT SEARCH WAS NOT FURNISHED AT TIME OF SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT SEARCH.
- BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE
- SETBACKS ARE AS PLATTED/N.S. SURVEY DOES NOT ADDRESS CONCEPTUAL SETBACKS.
- PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY SUCCESSORS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.
- GRID AREA EQUALS 19.11 SQ FT OR 0.44 ACRES, MORE OR LESS. TYPICAL DATA IS IN SF EXCEPT IN LARGE PARCELS (+/-).

GRAPHIC SCALE: 1"=100'
0 100 200 300

Meeks
Land Surveying
2016 Fort Campbell Blvd
Clarksville TN 37042
Phone: (931) 320-3778
Fax: (931) 320-3779
Tennessee Firm # 4003

BOUNDARY AND CUT-OUT SURVEY

OF THE KAGEN & KINSLEY WEST PROPERTY
2040 PINE VALLEY ROAD, ASHLAND CITY, TN 37015
PARCEL ID # 056006800
AS RECORDED IN SALE INSTRUMENT #: 20120621 0044514
1ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE
DATED: 7-12-2025

NO.	ISSUED	DATE

FIELD CREW: JM & MT
DRAWN BY: JM
CHECKED BY: J. MEEKS

SHEET
1 OF 1

PROJECT NUMBER: PINE VALLEY RD