Karen Johnson Davidson County
Batch # 1443735 DEEDQC
07/09/2026 03:17:13 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260709-0062210

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N MILITARY AVE., STE 2
LAWRENCEBURG, TN 38464
FILE #1032KB-DEED2

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 ID # 05600000800. Said portion being the Kaden & Kinsley West property as recorded in Sale Instrument Number (SIN) DB-20240621 0046614 at the Register's Office of Davidson County, Tennessee (RODCT). Said portion can be generally described as lying North of Pecan Valley Road, East of Ashland City Highway, South of and adjacent to Pine Valley Road, and can be more specifically described as follows:

Beginning at a ½" iron pin found (capped "Meeks 2790") lying on the North side of 50' ingress/egress easement known as Pine Valley Road. Said pin being the Northwest corner of the herein described parcel of land and the Northwest corner of the parent tract of which this is a part. Said pin further being the Northeast corner of the Andrew & Brent Upchurch property as recorded in SIN 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 North edge of said easement S 61°33'40" E a distance of 373.94' to a set ½" iron pin capped "Meeks 2790," said pin marking the Northeast corner of the herein described parcel of land.

Thence, on the following four New Severance Lines:

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

- N 17°38'47" E a distance of 158.77' to a set ½" iron pin capped "Meeks 2790"
- N 41°27'52" W a distance of 68.52' to a set ½" iron pin capped "Meeks 2790" in the Eastern boundary line of said Upchurch.

Thence, with said Eastern boundary of said Upchurch N 13°08'13" E a distance of 131.21' to the Point of Beginning.

Containing **87,352.56 square feet or 2.00 acres,** more or less. *See unrecorded plat attached hereto as Exhibit "A".*

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

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

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.

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

MAP 56, PARCEL 8.00 (s)

[Remainder of page left blank; signature on following page].

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

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

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.

Margaret Jones
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

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

NEW OWNER: KADEN WEST AND WIFE, KINSLEY WEST

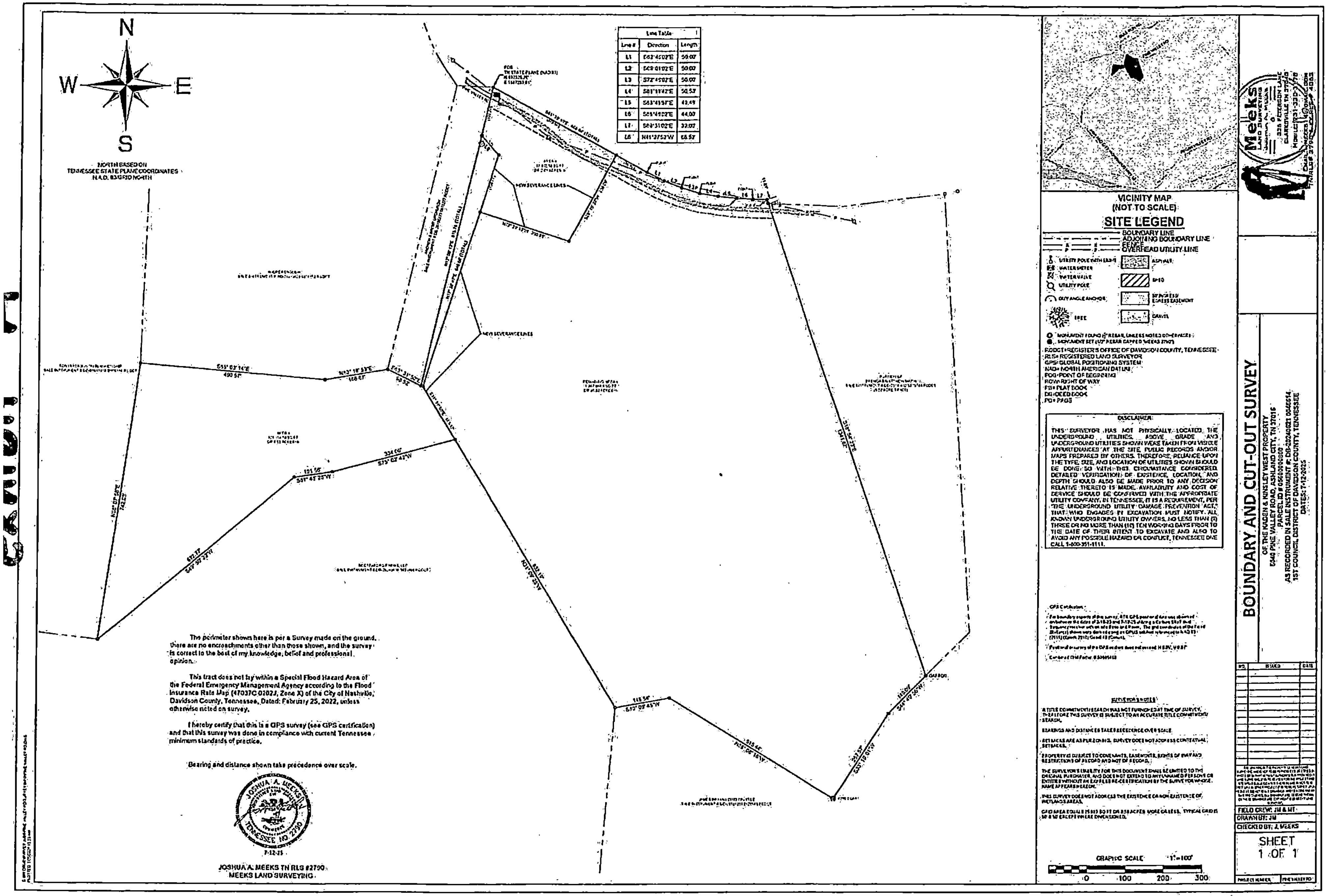
ADDRESS: 5040 Pine Valley Rd, Ashland City TN, 37015

SEND TAX BILLS TO:

5040 Pine Valley Rd
Ashland City TN 37015

MAIL RECORDED DOCUMENT TO:

5040 Pine Valley Rd
Ashland City TN 37015


N
W
E
S
NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83 GRID NORTH
Line Table
Line # | Direction | Length
L1 | S63°45'02"E | 50.00
L2 | S63°01'02"E | 50.00
L3 | S72°45'02"E | 50.00
L4 | S81°11'42"E | 50.57
L5 | S83°41'57"E | 43.49
L6 | S85°49'02"E | 44.00
L7 | S89°31'02"E | 32.00
L8 | N41°37'52"W | 68.57
NEW SEVERANCE LINES
NEW SEVERANCE LINES
S51°03'14"E
490.58'
N13°18'53"E
S75°02'42"W
S51°45'23"W
S45°22'32"W
S52°07'45"W
The perimeter shown here is per a Survey made on the ground, there are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.
This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47037C 0202J, Zone X) of the City of Nashville, Davidson County, Tennessee, Dated: February 25, 2022, unless otherwise noted on survey.
I hereby certify that this is a GPS survey (see GPS certification) and that this survey was done in compliance with current Tennessee minimum standards of practice.
Bearing and distance shown take precedence over scale.
JOSHUA A. MEEKS
TENNESSEE NO 2790
7-12-25
JOSHUA A. MEEKS TN RLS #2790
MEEKS LAND SURVEYING
VICINITY MAP
(NOT TO SCALE)
SITE LEGEND
BOUNDARY LINE
ADJOINING BOUNDARY LINE
FENCE
OVERHEAD UTILITY LINE
WATER METER
WATER VALVE
UTILITY POLE
GUY ANGLE ANCHOR
TREE
ASPHALT
GRAVEL
ROD=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 THIS 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.
SURVEYOR'S NOTES
GRAPHIC SCALE 1"=100'
0 100 200 300
BOUNDARY AND CUT-OUT SURVEY
OF THE KADEN & KINSLEY WEST PROPERTY
5040 PINE VALLEY ROAD, ASHLAND CITY, TN 37015
PARCEL ID # 05600000800
AS RECORDED IN SALE INSTRUMENT #: DB-20240821 0045614
1ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE
DATES: 7-12-2025
NO. ISSUED DATE
FIELD CREW: JM & MT
DRAWN BY: JM
CHECKED BY: J. MEEKS
SHEET
1 OF 1
Meeks
LAND SURVEYING