Karen Johnson Davidson County
Batch# 1443894 DEEDQC
07/10/2026 10:29:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260710-0062409

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 2nd 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 Owner is:	Tax Bill To:	Map / Parcel
Twin Falls Partners, LLC 6064 Central Pike Mount Juliet, TN 37122	New Owner	Tax Map 15 Parcel 7

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Red Group, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto, **Twin Falls Partners, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

See attached Exhibit A for property description

Being the same property conveyed to, Twin Falls partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Red Group, LLC, a Tennessee Limited Liability Company, in Instrument No. 20260707-0060848, Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 2nd day of July, 2026.

Grantors:
Red Group, LLC

By: Robin York, as 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 2nd **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

Exhibit A

SURVEYOR'S DESCRIPTION
13.90 ACRE TRACT
TWIN FALLS DRIVE
PARCEL ID: 01500031300
JOELTON, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND SITUATED IN JOELTON DAVIDSON COUNTY, TENNESSEE, BEING 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 SOUTHEAST 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 A COMMON CORNER WITH THE WHITES CREEK RV LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210615-0080188, (R.O.D.C., TN), AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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 TRACT;

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 A POINT;

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 A POINT AT THE INTERSECTION WITH THE CENTER OF A STREAM HEADING IN AN EASTERLY DIRECTION, 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 TRACT;

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 WITH THE CENTER OF A 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 TRACT;

THENCE, LEAVING THE CENTER OF A STREAM, S00°46'42"W, 33.45' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET IN THE NORTHWESTERLY MARGIN OF TWIN FALLS DRIVE;

THENCE WITH THE MARGIN OF TWIN FALLS DRIVE, THE FOLLOWING SIX (6) COURSES:

THENCE, S43°32'21"W, 8.03' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, S43°31'13"W, 103.39' 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°14'58", A RADIUS OF 25.00', AN ARC LENGTH OF 24.11', A CHORD BEARING OF S71°08'47"W, AND A CHORD LENGTH OF 23.19', TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE, WITH A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 290°45'00", A RADIUS OF 63.00', AN ARC LENGTH OF 319.69', A CHORD BEARING OF S46°36'14"E, AND A CHORD LENGTH OF 71.59', TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET;

THENCE WITH A REVERSE 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);

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, PASSING A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET AS A WITNESS PIN, AND CONTINUING FOR A TOTAL OF 829.53' TO THE POINT OF BEGINNING.

CONTAINING 605,471 SQUARE FEET OR 13.90 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.
612A Fitzhugh Boulevard, Smyrna, Tennessee 37167 handhland@bellsouth.net
Office: (615) 831-0756 2025-0343_PROPERTY_DESCRIPTION_13.90-AC-TRACT_REV-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 07/02/2026.

AFFIANT SIGNATURE

July 10, 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 10th day of July, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

