REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1447782 DEEDQC
07/16/2026 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260716-0064184

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED, THIS 14 DAY OF July, 2026.

STATE OF TENNESSEE NOTARY PUBLIC SEAL
WILLIAMSON COUNTY
My Commission Expires 03-06-28

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow Series LLC – Commercial Services
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Ridgeview Heights
Homeowners Association, Inc.
c/o Timmons Properties
1114 17th Avenue S
Suite 101
Nashville, TN 37212

NEW OWNER:
Ridgeview Heights
Homeowners Association, Inc.
c/o Timmons Properties
1114 17th Avenue S
Suite 101
Nashville, TN 37212

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 14th day of July, 2026 ("EFFECTIVE DATE") between AF PB2, LLC, a Tennessee Limited Liability Company, (hereinafter referred to as "GRANTOR") and RIDGEVIEW HEIGHTS HOMEOWNERS ASSOCIATION, INC., a nonprofit, non-stock Tennessee Corporation (HEREINAFTER REFERRED TO AS "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Being all of the common area including but not limited to areas designated as "Open Space" of Ridgeview UDO as shown on the Final Plat of record in Instrument No. 20080603-0056596 and the Re-subdivision of Lots 1-11, 61,66, 76-95 and 102-132 and as described in the Declaration of Covenants, Conditions and Restrictions for Ridgeview UDO of record Instrument No. 20080512-0048644 as amended in Instrument No. 2012619-0053771 and Instrument No. 20190315-0023984, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to AF PB2, LLC, a Tennessee Limited Liability Company, from PNB Holding Co. 2, Inc., a Tennessee Corporation by Deed dated June 28, 2013 and recorded July 2, 2013 in Instrument No. 20130702-0068071, Register's Office for Davidson County, Tennessee.

TAX PARCEL #
163 12 0 008.00; 163 12 0A 00900.00; 163 12 0B 00900.00; 163 07 0A 00901.00; 163 07 0A 00902.00; 163 07 0A 00904.00

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: **Eagle View Blvd. and Wild Oaks Ct., Antioch, TN 37013**.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

[SIGNATURE ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the 14 day of July, 2026.

AF PB2, LLC,
a Tennessee Limited Liability Company

BY: _____
G. Nelson Crowe, Jr., Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared G. Nelson Crowe, Jr., to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Manager of AF PB2, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 14 day of July, 2026.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

July 14, 2026.

Date

Mandy Mayhew

Affiant Signature

July 14, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of

July, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030