Karen Johnson Davidson County
Batch# 1465228 DEEDQC
08/31/2026 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260831-0080121

NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

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 25 DAY OF August, 2026.

NOTARY PUBLIC

My Commission Expires:

GAVIN DWYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2027

THIS INSTRUMENT WAS PREPARED BY:
Ryan W. Pratt
PRATT LAW, PLLC
P.O. Box 160841
Nashville, Tennessee 37216

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Louisiana Avenue, LLC 155 Rep. John Lewis Way, Office 215 Nashville, Tennessee 37210	SAME ADDRESS AS NEW OWNER	043-07-0-111-00 043-07-0-106.00 043-07-0-105.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **BIG CREEK VENTURES, LLC**, a Tennessee limited liability company **("Grantors")**, by these presents, does quitclaim, grant and convey unto **LOUISIANA AVENUE, LLC**, a Tennessee Limited liability company **(Grantee"),** its successors and/or assigns, all interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

For information purposes only: This is unimproved property commonly known as: **326, 346 & 350 Rio Vista Drive, Madison Tennessee, 37115**.

[SIGNATURE PAGE TO FOLLOW]

Witnessed my hand this the ____ day of August, 2026.

BIG CREEK VENTURES, LLC,
a Tennessee Limited Liability Company

Name: Elam Stoltzfus
Its: **Sole-Member**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared Elam Stolzfus, who are personally known to me (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole-Member of Big Creek Ventures, LLC, a Tennessee limited liability company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Sole-Member.

Witness my hand and official seal, this the ____ day of August, 2026.

Notary Public

My Commission Expires: July 3, 2028

(SEAL)

RYAN WESLEY PRATT
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 3, 2028
COUNTY OF DAVIDSON

EXHIBIT A
LEGAL DESCRIPTION

Property 1: (known as Parcel 111.00)

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated August 31, 2018 and known as Job No. 180137 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being 530 degrees 51'57"E 960.96' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence with the margin of said Rio Vista Drive N27 degrees 53'00:W 50.00' to an iron pin; thence leaving said Drive and with Parcel 110 on map 43-07 N62 degrees 07'42"E passing a witness iron pin at 117.96' in all 164.82' to a point at the low water mark of Cumberland River; thence with the River S27 degrees 52'18"E 50.00' to a point; thence with the line of Parcel 112 on Property map 43-07 S 62 degrees 07'43"W passing a witness iron pin at 52.54' in all 164.81' to the point of beginning, containing 8239 square feet more or less.

Property 2: (known as Parcel 106.00)

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated March 9, 2018 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S 32 degrees 13'04"E 661.55' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N 62 degrees 07' 42"E passing a witness iron pin set at 99.78' in all 165.00' to the low water mark of the Cumberland River; thence with the said Low water mark S 27 degrees 52'18"E 50.00' to a point; thence leaving the said River S 62 degrees 07'42"W passing a witness iron pin at 63.98' in all 164.86' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N 27 degrees 53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.

Property 3: (known as Parcel 105.00)

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated November 17, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S 32 degrees 34'19"E 611.71' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N 62 degrees 07' 42"E passing a witness iron pin set at 98.75' in all 164.88' to the low water mark of the Cumberland River; thence with the said Low water mark S 27 degrees 52'18"E 50.00' to a point; thence leaving the said River S 62 degrees 07'42"W passing a witness iron pin at 65.09' in all 165.00' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N 27 degrees 53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.

Being the same property conveyed to Big Creek Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Graham Nichols dated May 22, 2026 and recorded May 26, 2026 in Instrument No. 20260526-0047452, Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Ryan W. Pratt, Esq., 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 the 25th day of August, 2026.

Affiant Signature

Date: August 25, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 25th day of August, 2026.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

