Karen Johnson Davidson County
Batch# 1482392 DEEDQC
10/08/2026 09:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20261008-0092437

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 6 day of Oct, 2026.

NOTARY PUBLIC
Commission Expires: 7/25/29

ADDRESS OF NEW OWNER:
Steve Macchiarella
1441 New Highway 96, Ste #2-414
Franklin, TN 37064

SEND TAX BILLS TO:
Owner

Map/Parcel **17700003500**
17700003300
17700003200

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Tuscany, LLC, a Tennessee limited liability company ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **Steven R. Macchiarella, unmarried**, his heirs successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

SEE EXHIBIT A

Being the same property conveyed to Tuscany LLC by deed from C&S Joint Venture, a Tennessee general partnership of record in Instrument No. 20240814-0061913Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 6 day of October, 2026.

Tuscany LLC

By: Steven R. Macchiarella
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven R. Macchiarella, with whom I am personally acquainted (or who proved themselves on the basis of satisfactory evidence), and who further proved himself to be the Sole Member of Tuscany LLC, a Tennessee limited liability company and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 6 day of October, 2026.

Notary Public

My Commission Expires: 7/25/29

EXHIBIT A

Tract 28 (15.01 acres)

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177 ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY C & S JOINT VENTURE'S 10.06 ACRE TRACT (TRACT 29) ON

THE EAST; JOHN H. DILLON AND SAMUEL DEWITT McGEE ON THE SOUTH; SANDRA B. CARLTON ON THE WEST; KENDALL KNIGHT, CORY MEDLIN AND DAVID JOHNSTON SAFFOLD ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH).

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" AT A T-POST (N:610107.79 E;1661013.88) BEING IN THE NORTH LINE OF SAM DEWITT McGEE (INSTRUMENT #20080829-0088919 R.O.D.C.- PROPERTY MAP 177 PARCEL 43) AND ALSO BEING IN THE EAST LINE OF SANDRA B. CARLTON (REF. INSTRUMENT # 20190822-0084600 R.O.D.C.- LOT 27 FOX HOLLOW FARMS- PLAT BOOK 9700 PAGE 292 R.O.D.C.- PROPERTY MAP 177 PARCEL 29), SAID CORNER BEING A SOUTHEASTERLY CORNER OF AN EXISTING 100' INGRESS-EGRESS AND UTILITIES EASEMENT AS RECORDED IN DEED BOOK 8960 PAGE 247 R.O.D.C.; THENCE LEAVING McGEE WITH CARLTON'S EAST LINE N03°59'48"E 194.37' TO AN EXISTING ½" IRON PIN; THENCE N07°23'45"E 177.52' TO AN EXISTING ½" IRON PIN "RLS #1455"; THENCE N12°32'45"E 146.32' TO AN EXISTING 5/8" IRON PIN/CAP IN THE SOUTH LINE OF KENDALL KNIGHT (REF. INSTRUMENT #20211203-0160714 R.O.D.C.- LOT 14 FOX HOLLOW FARMS INSTRUMENT #20070103-0001065 R.O.D.C.- PROPERTY MAP 177 PARCEL 15); THENCE WITH KNIGHT'S SOUTH AND EAST LINES N55°30'30"E 172.84' TO AN EXISTING ½" IRON PIN; THENCE N29°30'58"W 95.94' TO AN EXISTING ½" IRON PIN. THE SOUTHWEST CORNER OF CORY MEDLIN (REF. INSRUMENT #20190503-0041651 R.O.D.C.- LOT 7 FOX HOLLOW FARMS PLAT BOOK 11190 PAGE 95 R.O.D.C.- PROPERTY MAP 177 PARCEL 12); THENCE WITH MEDLIN'S SOUTH LINES N60°25'14"E 309.79' TO A 1/2" IRON PIN SET IN THE CREEK; THENCE N74°30'41"E 307.43' TO AN EXISTING ½" IRON PIN, THE SOUTHWEST CORNER OF DAVID JOHNSTON SAFFOLD (REF. INSTRUMENT #20200623-0067726 R.O.D.C.- LOT 6 OF FOX HOLLOW FARMS; THENCE WITH SAFFOLD'S SOUTH LINE N89°39'59"E 132.61' TO A ½" IRON PIN SET IN THE CREEK, THE NORTHWEST CORNER OF C & S JOINT VENTURE'S TRACT 29; THENCE WITH TRACT 29'S WEST LINES S13°11'52"E 594.02' TO A ½" IRON PIN SET; THENCE S41°30'30"E 362.99' TO A 12" HICKORY IN THE NORTH FENCE LINE OF JOHN H. DILLION (REF. DEED BOOK 7169 PAGE 994 R.O.D.C.- PROPERTY MAP 178 PARCEL 5); THENCE WITH DILLON'S NORTH FENCE LINES S70°03'49"W 86.57' TO A TREE; THENCE S81°49'40"W 67.43' TO A TREE; THENCE N78°43'26"W 70.11' TO AN 8" OAK; THENCE S87°14'57"W 47.73' TO A 12" OAK; THENCE N68°25'45"W 159.67' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE N80°21'28"W 158.47' TO A T-POST IN A STUMP; THENCE N86°09'33"W 107.46' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE N50°53'50"W 74.31' TO A 24" BEECH; THENCE N75°59'55"W 109.64' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE

S73°58'47"W 122.39' TO A ½" IRON PIN SET; THENCE S69°46'16"W 146.40' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S67°33'51"W 38.67' TO AN 18" OAK; THENCE S50°01'04"W 47.72' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE NORTHEAST CORNER OF THE AFOREMENTIONED SAMUEL DEWITT McGEE; THENCE WITH McGEE'S NORTH LINE S51°02'16"W 26.51' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S34°08'15"W 86.84' TO THE POINT OF BEGINNING, CONTAINING 15.01 ACRES, MORE OR LESS, ACCORDING TO A SURVEY OF RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 14, 2024.

THERE IS ALSO GRANTED AND IN FAVOR OF AND SUBJECT TO FOR THE BENEFIT OF THE ABOVE TRACT A NON-EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT, (BEING IDENTIFIED ON THE ATTACHED SURVEY AS FOX WAY POINT), THAT RUNS THROUGH THE C & S JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP PROPERTIES (BEING NEW TRACTS 28, 29 & 30), THE SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" AT A T-POST (N:610107.79 E;1661013.88) BEING IN THE NORTH LINE OF SAM DEWITT McGEE (INSTRUMENT #20080829-0088919 R.O.D.C.- PROPERTY MAP 177 PARCEL 43) AND ALSO BEING IN THE EAST LINE OF SANDRA B. CARLTON (REF. INSTRUMENT # 20190822-0084600 R.O.D.C.- LOT 27 FOX HOLLOW FARMS- PLAT BOOK 9700 PAGE 292 R.O.D.C.- PROPERTY MAP 177 PARCEL 29), SAID CORNER BEING A SOUTHEASTERLY CORNER OF AN EXISTING 100' INGRESS-EGRESS AND UTILITIES EASEMENT AS RECORDED IN DEED BOOK 8960 PAGE 247 R.O.D.C.; THENCE LEAVING McGEE AND WITH CARLTON'S EAST LINE AND SAID 100' EASEMENT N03°59'48"E 99.58' TO A POINT; THENCE WITH THE NORTH SIDE OF FOX WAY POINT (50' INGRESS-EGRESS AND UTILITIES EASEMENT) FOR THE FOLLOWING 30 LINES TO POINTS:

N34°08'15"E 8.16' N51°02'16"E 33.49' N50°01'04"E 54.99' N69°46'16" E 149.20' N73°58'47"E 137.64' S75°59'55" E 134.18' S50°53'50"E 69.55' S86°09'33"E 94.10' S80°21'28" E 166.23' S68°25'45" E 154.21' N87°26'51" E 43.44' S78°39'03"E 67.93' N81°49'40" E 53.74' N70°11'42" E 72.52' N49°22'41" E 24.50' N40°53'48" E 48.18' N31°39'53" E 67.02' N30°31'04" E 173.48' N33°07'08"E 169.99'N20°05'38" E85.20'N56°30'31"E68.02'N79°54'37"E186.00'N70°55'58"E 68.95' N84°46'51"E 105.44'S74°25'41"E 29.69' N75°34'48"E 140.24' N26°30'49"E 141.86' N75°11'28"E 151.97' TO A POINT IN THE WEST LINE OF C & S JOINT VENTURES TRACT 31; THENCE WITH TRACT 31'S WEST LINE S21°30'53"E 50.34 TO AN EXISTING 5/8" IRON PIN "CHANDLER" IN THE NORTH LINE OF JOHN H. DILLON (REF. DEED BOOK 7169 PAGE 994 R.O.D.C.- PROPERTY MAP 178 PARCEL 5); THENCE WITH DILLON'S NORTH FENCE LINE

S75°11'28"W 135.23' TO AN EXISTING RAILROAD SPIKE AT A T-POST; THENCE S26°30'49"W 142.06' TO A 24" OAK; THENCE S75°34'48"W 176.45' TO A 24" SHAGBARK HICKORY; THENCE N74°25'41"W 33.91' TO A 10" DEAD OAK; THENCE S84°46'51"W 90.19' TO A 26" POPLAR; THENCE S70°55'58"W 66.80' TO AN EXISTING 5/8" IRON PIN "CHANDLER" AT A T-POST; THENCE S79°54'37"W 179.57' TO AN EXISTING T-POST; THENCE S56°30'31"W 41.22' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S20°05'38"W 74.47' TO A 30" POPLAR; THENCE S33°07'08"W PASSING THE SOUTHEAST CORNER OF C & S JOINT VENTURE'S TRACT 29 AT 67.39' IN ALL 174.56' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE WITH TRACT 29'S SOUTH LINES S30°31'04"W 172.85' TO A 30" DEAD TREE; THENCE S31°39'53"W 71.56' TO A 24" OAK; THENCE S40°53'48"W 55.92' TO AN 18" HICKORY; THENCE S49°47'09"W 37.53' TO A 12" HICKORY, THE SOUTHEAST CORNER OF C & S JOINT VENTURE'S TRACT 28; THENCE WITH TRACT 28'S SOUTH LINES S70°03'49"W 86.57' TO A TREE; THENCE S81°49'40"W 67.43' TO A TREE; THENCE N78°43'26"W 70.11' TO AN 8" OAK; THENCE S87°14'57"W 47.73' TO A 12" OAK; THENCE N68°25'45"W 159.67' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE N80°21'28"W 158.47' TO A T-POST IN A STUMP; THENCE N86°09'33"W 107.46' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE N50°53'50"W 74.31' TO A 24" BEECH; THENCE N75°59'55"W 109.64' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S73°58'47"W 122.39' TO A ½" IRON PIN SET; THENCE S69°46'16"W 146.40' TO AN EXISTING 5/8" IRON PIN "CHANDLER"; THENCE S67°33'51"W 38.67' TO AN 18" OAK; THENCE S50°01'04"W 47.72' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE NORTHEAST CORNER OF THE AFOREMENTIONED SAMUEL DEWITT McGEE; THENCE WITH McGEE'S NORTH LINE S51°02'16"W 26.51' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S34°08'15"W 86.84' TO THE POINT OF BEGINNING. According to survey performed by Randolph L. Chapdelaine RLS # 1444 dated June 14, 2024

Being a portion of the same property conveyed to C & S Joint Venture, a Tennessee General Partnership, by Warranty Deed from Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022, and being executed on April 29, 2024, and recorded as Instrument #20240430-0031367, Register's Office for Davidson County, Tennessee. And further being a portion of the same property conveyed to C & S Joint Venture, a Tennessee General Partnership, by Quitclaim Deed from Thomas N. Jones, Trustee, dated August 1, 2024, and recorded as Instrument # 20240814-0061696, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 6th day of October, 2026.

K. Thomas Sidwell
Date: 10/6/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of October, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY