Karen Johnson Davidson County
Batch# 687910 DEEDQC
07/30/2021 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210730-0102907

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Jennifer M. Cartwright 303 54th Ave N Nashville TN 37209	New Owner	154-00-0-123.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

James Staub
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2021.

Notary Public

My Commission Expires: 7/9/2024
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **James E. Staub, a married man**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Jennifer M. Cartwright, a married woman**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a Tract of land shown on property Map 154, Assessor's office, bounded in General by Patricia Walker and a 50 ft. Ingress-Egress easement of the Northwest; Jeffrey Wilson on the North and Northeast; Thomas Peebles on the East; Jack Lee, W. Lee, W. Lee Trimble, Kerry Campbell and John Tudor on the South; and James Dellacroce on the West, and lying off the North side of Poplar Creek Road, more particularly described as follows:

Beginning at an iron pin on the South side of a 50 ft. Ingress-Egress easement, said pin being James Dellacroce's Northernmost corner (Ref. Deed Book 8635 Page 661, R.O.D.C.), and said pin being located in Patricia Walker's South Line (Ref. Deed Book 7048, Page 171, R.O.D.C.); Thence leaving Dellacroce and with Walker and the South side of the 50 ft. Easement, N 53 deg. 12 min. 37 sec. E 160.19 ft. to an iron pin; thence with a curve to the right having the following characteristics:

delta= 32 deg. 01 min. 02 sec.; radius= 196.69 ft.; arc=109.91 ft.; tangent=56.43 ft.; chord= N 69 deg. 13 min. 08 sec. E 108.49 ft. to an iron pin; thence continuing with the South side of the aforementioned easement, which easement is now wider than 50 ft., N 85 deg. 13 min. 38 sec. E, passing Jeffrey Wilson's Westernmost corner at 61.29 ft., in all 139.33 ft. to an iron

pin (Wilson's Ref. Deed Book 6699 Page 805, R.O.D.C.); thence with a curve to the left having the following characteristics:

delta=38 deg. 11 min. 59 sec.; radius=105.59 ft.; arc=70.40 ft.; tangent=36.56 ft.; chord= N 66 deg.07 min. 39 sec. E 69.10 ft. to an existing iron pin on the Southwest side of Wilson's driveway; thence, leaving the easement S 66 deg. 47 min. 11 sec. E 1104.11ft. to an existing iron pin in a fence in Thomas Peebles' West line (Ref. Deed Book 4615 Page 127, R.O.D.C.), said pin also being Jack Lee's Northeast corner (Ref. Deed Book 7671 Page 681, R.O.D.C..); thence leaving Wilson and Peebles, and with Lee's North line N 81 deg. 06 min. 08 sec. W 331.13ft.to an existing iron pin on the North side of a Hollow, said pin being W. Lee Trimble's Northeast corner (Ref. Deed Book 7988 Page 728, R.O.D.C.); thence with Trimble's North line, crossing the hollow, S 38 deg. 41 min. 44 sec. W passing a bearing iron pin at 250.56 ft., in all 378.56 ft. to an iron pin on the North side of a logging road, said pin being the Northeast corner of Kerry Campbell (Ref. Deed Book 6285 Page 895, R.O.D.C.);

Thence with Campbell's North line, N 70 deg. 38 min. 13 sec. W 254.34 ft. to an iron pin near said logging road; thence N 77 deg. 37 min. 55 sec. W 173.33 ft. to an existing iron pin on the South side of the logging road, said pin being the Northeast corner of Jon M. Tudor (Ref. Deed Book 6907 Page 71, R.O.D.C.); thence running along the south side of the logging road with Tudors north line, N 65 deg. 41 min. 35 sec. W 126.28 ft. to an existing iron pin; thence N 37 deg. 22 min. 12 sec. W 108.65 ft. to an existing iron pin; thence N 24 deg. 32 min. 19 sec. W 186.89 ft. to an existing iron pin on the southeast side of a creek; thence leaving the logging road and crossing the creek S 75 deg. 07 min. 42 sec. W 152.86 ft. to an existing iron pin in James Dellacroce's East line; thence with Dellacroce N 30 deg. 14 min. 54 sec. W 133.00 ft. to the point of beginning, containing 9.99 acres, more or less, as recorded in Deed Book 6235 Page 682, Register's Office according to a survey dated 9/30/92 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Together with a non-exclusive permanent easement which shall run with the property (contained herein) for Ingress-Egress over the existing 50 foot wide right of way from Poplar Creek Road to and along the property, the easterly edge of which right of way is described as follows:

Beginning at an iron rod in the north margin of Poplar Creek Road, Being the Southwest corner of a 5.00-acre tract recorded in Book 6471, Page 578, Register's Office for Davidson County, Tennessee, (Tract 1 of Division of Goodall Bailey Property), then with the westerly boundary of said tract North 28 deg. 59min. 32 sec. East 88.38 feet to an iron rod; thence North 18 deg. 54 min. 48 sec. West 382.34 feet to an iron rod; thence North 53 deg. 12 min. 37 sec. East, 339.51 feet to an iron rod, being the Westernmost corner of the tract described above and conveyed herein; thence with the Westerly boundary of said tract North 53 deg. 12 min. 37 sec. East, 160.19 feet to point; then with a curve to the right, delta of 32 deg. 01 min. 01 sec., radius of 196.69 feet, a distance of 109.91 feet, chord of North 69 deg. 13 min. 07 sec. East, 108.49 feet to a point, then north 85 deg. 13 min. 38 sec. East, 139.33 feet to a point then with a curve to the left, delta of 38 deg. 11 min. 59 sec., radius of 105.59 feet a distance of 70.40 feet, chord of North 66 deg. 07 min. 38 sec. East, 69.10 feet to an iron rod, as shown in survey of Perry A. Chapdelaine, Jr., dated March 21, 1984.
Being the same property conveyed to Jennifer M. Cartwright and James E. Staub, wife and husband by Warranty Deed from Connie B. Hardin, married, of record in Instrument No. 20210129-0013010, Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on January 29, 2021.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is improved property known as: **8638 Poplar Creek Road, Nashville, TN 37221.**

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

This instrument was prepared from information supplied by the Grantors and Grantees. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 29 day of July, 2021.

GRANTOR:

James E. Staub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James E. Staub, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29th day of July, 2021.

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/2024

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 July 29, 2021.

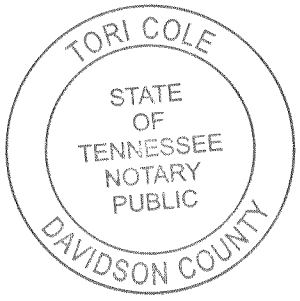
Lauren Weber
Affiant Signature

July 29, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature
My Commission Expires: 7/9/2024



Notary's Seal