Karen Johnson Davidson County
Batch# 837482 DEEDQC
04/08/2022 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220408-0041478

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
J. Gerard Stranch, IV 8012 Poplar Creek Road Nashville, Tennessee 37220	Same	Part of Parcel 155-18

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, JANE B. STRANCH, TRUSTEE OF THE JANE B. STRANCH GST-EXEMPT TRUST, by these presents does hereby quitclaim and convey unto J. GERARD STRANCH, IV, his heirs and assigns, all my right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8th day of April, 2022.

Jane B. Stranch, Trustee
JANE B. STRANCH, TRUSTEE OF THE
JANE B. STRANCH GST-EXEMPT TRUST

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jane B. Stranch, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the Trustee for the Jane B. Stranch GST-Exempt Trust.

WITNESS my hand and official seal at _____, this 8th day of April, 2022.

Shannon E. Hart
Notary Public

My Commission Expires:
Jan. 17, 2023

SHANNON E. HART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Jane B. Stranch, Trustee
Affiant

Subscribed and sworn to before me
this 8th day of April, 2022.

Shannon E. Hart
Notary Public

My Commission Expires:
Jan. 17, 2023

SHANNON E. HART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

Being a parcel of land located in the Ninth Civil District of Davidson County, Tennessee, a portion of the 20.58 acre tract recorded in Instrument Number 20180516-0046504, bounded on the south by Poplar Creek Road , west by Stranch , north and east by Tract Two , being more particularly described as follows :

Beginning at an existing iron rod on the northerly margin of Poplar Creek Road at the southwest corner of the 20.58 acre tract, same being the southeast corner of the J. Gerard Stranch, IV property recorded in Instrument Number 20180725-0072405 ; thence,

Leaving the road along the original westerly boundary of the 20.58 acre tract with Stranch N03 deg 47'38"E 732.82 feet to a new iron rod; thence,

Along new division lines severing the 20.58 acre tract N78 deg 54'00"E 118.40 feet to a new iron rod ; S69 deg 46'15"E 209.07 feet to a new iron rod ; S23 deg 10'30"E 725.06 feet to a new iron rod on the northerly margin of Poplar Creek Road ; thence,

Along the northerly margin of Poplar Creek Road with a curve to the right having a radius of 5697.54 feet , length of 327.74 feet , and chord of S84 deg 29'15"W 327.69 feet to an existing iron rod ; with a second curve to the right having a radius of 1792.77 feet , length of 321.21 feet , and chord of N86 deg 57'13"W 320.78 feet to the beginning , containing 8.02 acres, more or less , according to a new division survey by Boyd B. Gibbs, RLS No. 1598, PO Box 165, Centerville, Tennessee, 37033, dated February 22 2022 and the original 20.58 acre survey by Gaylon Northcutt , RLS No. 1529 , dated March 8, 2018.

Being part of the same property conveyed by deed of record as Instrument #20180516-0046504, Register's Office for Davidson County, Tennessee.

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