Karen Johnson Davidson County
Batch# 857345 DEEDQC
05/17/2022 03:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220517-0057038

THIS INSTRUMENT PREPARED BY: Jackie Schultz of
Copper Title
120 S. Central Ave, Suite 160
St. Louis, MO 63105

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Pontius and Jessica J Channer	JLB Corporation DBA Golden Oak Lending	168-00-0-031.00
9581 S Harpeth Rd	11737 Administration Drive	
Nashville, TN 37221	St. Louis, MO 63146	

FOR AND IN CONSIDERATION of the sum of zero ($0.00), the receipt of which is hereby acknowledged, We, **Harpeth Road Land Trust dated June 18th, 2014 Mark A. Pontius,Settlor and Beth Sabbagh,Trustee,** hereinafter called **GRANTORS**, by these presents does hereby quitclaim and convey unto **Mark A. Pontius, a single person and Jessa J. Channer, a single person, as joint tenants with right of survivorship** hereinafter called **GRANTEES**, successors and assigns, all right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Parcel 1:
Beginning on a point in the centerline of South Harpeth Road, also the northwest corner of Harpeth Hills Memorial Gardens as recorded in Book 4175, page 44, runs thence with the north boundary of said Harpeth Hills Memorial Gardens and the centerline of a drainage ditch to points as follows: north 74 degrees 30 minutes 18 seconds east, passing a set iron pin at 12 feet on in all 194.67 feet, thence north 83 degrees 43 minutes 47 seconds east 72.74 feet north 85 degrees 48 minutes 35 seconds east 131.43 feet, thence north 49 degrees 49 minutes 16 seconds east 101.78 feet, thence north 39 degrees 05 minutes 06 seconds east 153.29 feet, thence north 41 degrees 38 minutes 31 seconds east 55.55 feet, thence north 31 degrees 06 minutes 12 seconds east 91.78 feet, thence north 30 degrees 18 minutes 45 seconds east 54.37 feet thence north 79 degrees 53 minutes 28 seconds east 77.37 feet, thence north 46 degrees 25 minutes 18 seconds east 132.58 feet, thence north 79 degrees 14 minutes 09 seconds west 39.43 feet to a point in the centerline of a drainage ditch, runs thence leaving said ditch and running with Harpeth Hills Memorial Gardens north 1 degree 48 minutes 52 seconds west, passing a 4 inch reference hickory at 58.97 feet, on in all, 343.91 feet to an existing iron pin, thence north 3 degrees 05 minutes 04 seconds west 366.45 feet to an existing set stone in the south boundary of King, thence with the south boundary of King north 85 degrees 22 minutes 23 seconds west 721.45 feet to an existing iron pin in the east boundary of Tennison, runs thence with the east boundary of Tennison to points as follows: south 27 degrees 23 minutes 09 seconds 115.20 feet to a 4 inch hacked hickory, thence south 31 degrees 12 minutes 24 seconds east 261.12 feet to an existing axle, the northeast corner of Malugin, thence on with the east boundary of Malugin south 30 degrees 55 minutes 04 seconds east 225.31 feet to an existing angle iron, the northeast corner of Bonn, runs thence with the boundaries of Bonn to points as follows: south 31 degrees 30 minutes 29 seconds east 230.85 feet to an existing iron pin, thence south 66 degrees 26 minutes 05 seconds west 178.54 feet to an existing concrete monument, the northeast corner of Cook, runs thence with the boundaries of Cook to points as follows: south 24 degrees 47 minutes 31 seconds east 203.33 feet to an existing wood fence post, thence south 69 degrees 28 minutes 24 seconds west 592.97 feet to the base of an existing fence post, thence south 41 degrees 21 minutes 01 seconds west, passing an existing iron pin at 24.06 feet, on in all 50.40 feet to a point in the centerline of South Harpeth Road, thence with the centerline of South Harpeth Road to points as follows: thence on a curve to the left with a radius of 782.56 feet and a length of 42.26 feet and a chord bearing and distance of south 56 degrees 29 minutes 10 seconds east 42.257 feet to a point, thence south 56 degrees 13 minutes 52 seconds east 82.62 feet to the point of beginning containing 12.16 acres more or less by survey of Ron Brenner R.L.S. #1833 dated 12/6/2002.
Parcel 2:
Beginning on a point in the centerline of South Harpeth Road, also the northwest corner of Harpeth Hills Memorial Gardens as recorded in Book 4175, page 44, runs thence with the north boundary of said Harpeth Hills Memorial Gardens and the centerline of a drainage ditch to points as follows: north 74 degrees 30 minutes 18 seconds east, passing a set iron pin at 12 feet on in all 194.67 feet, thence north 83 degrees 43 minutes 47 seconds east 72.74 feet, north 85 degrees 48 minutes 35 seconds east 104.55 feet to a point in the centerline of a ditch and in the north boundary of Harpeth Hills Memorial Gardens, also the Deeded south boundary of Liggett, thence with said deed line north 85 degrees 55 minutes 12 seconds west 442.92 feet to a point in the south boundary of Cook, runs thence with the boundaries of Cook to points as follows: thence south 41 degrees 21 minutes 01 seconds west, passing an existing iron pin at 13.43 feet, on in all 39.77 feet to a point in the centerline of South Harpeth Road, thence with the centerline of South Harpeth Road to points as follows: thence on a curve to the left with a radius of 782.56 feet and a length of 42.26 feet and a chord bearing and distance of south 56 degrees 29 minutes 10 seconds east 42.257 feet to a point, thence south 56 degrees 13 minutes 52 seconds east 82.62 feet to the point of beginning containing 00.456 acre more or less by survey of Ron Brenner R.L.S. #1833 dated 12/6/02.

Although the legal description of the insured parcel contains a reference to acreage, this policyspecifically does not ensure that the insured parcel contains said acreage.

Being the same property conveyed to Beth Sabbagh, as Trustee of the Harpeth Road Land Trust dated June 18, 2014 by Warranty Deed from Todd Hilliard and wife, Linda Hilliard, dated July 24, 2014 and recorded July 29, 2014 as Document No. 20140729-0067096, Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF _____ The actual consideration for this transfer is $0.00

Affiant _____

Affiant _____

Subscribed and sworn to before me this the ___ day of _____, 20___

(Affix Seal) *Notary Public* _____

My commission expires: _____

Beth Sabbagh, Trustee,

STATE OF ~~TENNESSEE~~ California }
} ss.
COUNTY OF Los Angeles }

On this 3 day of May, 2022, before me personally appeared Harpeth Road Land Trust, Mark A. Pontius, Settlor and Beth Sabbagh, Trustee,, to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

~~Notary Public~~ Artin Boghouzian
My Term Expires: 6-1-2024

ARTIN BOGHOUZIAN
Notary Public - California
Los Angeles County
Commission # 2329399
My Comm. Expires Jun 1, 2024

Mark A. Pontius, Settlor

STATE OF TENNESSEE }

} **ss.**

COUNTY OF Davidson

On this 3 day of May, 2022, before me personally appeared Harpeth Road Land Trust, Mark A. Pontius,Settlor, to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public
My Term Expires: 1/28/26

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Being the same property conveyed to Beth Sabbagh, as Trustee of the Harpeth Road Land Trust dated June 18, 2014 by Warranty Deed from Todd Hilliard and wife, Linda Hilliard, dated July 24, 2014 and recorded July 29, 2014 as Document No. 20140729-0067096, Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Davidson The actual consideration for this transfer is $0.00

Affiant

Affiant

Subscribed and sworn to before me this the 3 day of May, 20 22

(Affix Seal) *Notary Public*

My commission expires: 1/28/26

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Beth Sabbagh, Trustee,

STATE OF TENNESSEE }
} **ss.**
COUNTY OF }

On this ____ day of _____, 2022, before me personally appeared Harpeth Road Land Trust, ~~Mark A. Pontius, Settlor~~ and Beth Sabbagh, Trustee,, to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated. CBG

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public
My Term Expires:

Tennessee Certification of Electronic Document

I, Melissa Mowery, title agent, 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 5/3/2022 (date of document).

Affiant Signature

5/3/2022
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 3rd day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/15/2024

NOTARY'S SEAL

JACLYN R. SCHULTZ
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 12387393
My Commission Expires 08-15-2024