Karen Johnson Davidson County
Batch# 1051721 DEEDQC
09/19/2023 11:30:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230919-0073527

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day of September, 2023.

Notary Public

My Commission Expires: 09-21-2026

KIMBERLY GREENE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
Wanda Gail Harlan, Trustee	Same	42-00-29
6589 Jocelyn Hollow Rd		12-06-19
Nashville, TN 37205		

QUITCLAIM DEED

David R. Pounders and wife, Chandra H. Pounders (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Wanda Gail Harlan, Trustee of the Harlan Family Trust, dated July 27, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, AUGUST 25, 2023.

David R. Pounders

Chandra H. Pounders

COMMONWEALTH OF VIRGINIA)
COUNTY OF HENRICO)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David R. Pounders and Chandra H. Pounders**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, AUGUST 25, 2023.

Notary Public

My Commission Expires: AUG 31 2027

EXHIBIT A

TWO (2) TRACTS of land in the Eleventh Civil District of Davidson County, Tennessee, Tract One being an undeveloped tract bounded on the north by Section 2 of Bonnie Brae, on the east by Section 3 of Bonnie Brae, on the south by the Church of God and Tillett, and on the west by Interstate-65; also, Tract Two being Reserved Parcel "A" on the Plat of Section 3 of Bonnie Brae recorded in Book 2853, page 61 R.O.D.C., Tennessee, the two (2) tracts being more particularly described together as follows, according to a composite plat prepared by Ragan-Smith-Murphy & Associates, Inc., dated July 8, 1981, from recorded maps; highway plans, and plans furnished by the present owners; with the following exceptions: a small portion of land deeded to Carlos H. Hicks et ux, August 10, 1981, of .407 acres, more or less, described as Tract 49A, an addition to Track 49 of Bonnie Brae, and recorded in Book 5781, page 230; and, also, a small portion of land deeded to James T. Gardner, et ux, of same date, consisting of .199 acres, more or less, described as Tract 50A, an addition to Tract 50, Bonnie Brae, and recorded in Book 5781, page 455.

Beginning at a point on the easterly right of way of Interstate 65 at the southwesterly corner of Lot 49A (an addition to Lot 49, of Bonnie Brae, Section 2, recorded in Book 2339, page 123. R.O.D.C., Tennessee): THENCE:

1. With the southerly line of Lot 49A, S. 75 deg. 38 min. E. 125 feet, more or less, to a concrete monument set: thence N. 25 deg. 58' 20" E. 151.16 feet, more or less, to a concrete monument set: thence,
2. With the southerly line of Lot 50A. N. 83 deg. 14' 30" E., 219.51 feet, more or less, to the center line of Falcon Drive, where drive now ends; thence,
3. With the center line of Falcon Drive, N. 14 deg. 22' E 18.07 feet, more of less, to the beginning of a curve, thence,
4. With said curve to the left (radius 725 feet) northerly a distance of 9.70 feet, more or less, thence,
5. S. 76 deg. 24' E (passing a corner of Lot 63 at 25 feet) a total of 260.17 feet, more or less, to a common corner of Lot No. 63 and Lot No. 65 on the plan of Section 3 of Bonnie Brae, and recorded in Book 2854, page 61, R.O.D.C., Tennessee: thence,
6. With the westerly line of Lots No.'s 65, 66, 67, 68 and a part of 69 of said Section 3 of Bonnie Brae, S. 11 deg. 40' W. 567.37 feet, more or less, to a point:
7. Continuing with the westerly line of Lot No. 69. S. 6 deg. 22' W. 161.15 feet, more or less, to a common corner of Lot 69 and Reserved Parcel "A" on the plan of Section 3 of Bonnie Brae; thence,
8. With the common line between Lot No. 69 and Reserve Parcel "A", easterly (225 feet by plat) (255 feet scaled) to the westerly right of way of South Summerfield Drive; thence,
9. With the westerly right of way of South Summerfield Drive, southerly 123.8 feet, more or less, to the northerly line of the Church of God of Prophecy Trustee, as of record in Deed Book 2684, page 345, R.O.D.C., Tennessee; thence.
10. With the common line of the herein described tract and the Church of God property, N 86 deg. 32' W. 267.3 feet, more or less, to the southwesterly corner of Reserved Parcel "A"; thence,
11. Continuing with common line, N. 86 deg. 59' W. 481.4 feet, more or less, to the northwesterly corner of said Church property; thence,
12. With the westerly line of the Church. S. 4 deg. 40' W 204 feet, more or less, to the northwesterly corner of Joe and Gerald Tillet as of record in Deed Book 4187, page 733, R.O.D.C., Tennessee; thence,
13. With the northerly line of Tillett N. 69 deg. W. 125 feet, more or less, to a point on the easterly right of way of Interstate-65; thence,
14. With the easterly right of way of Interstate-65 (controlled access) N 9 deg, 48' E. 140 feet, more or less; thence,
15. N 2 deg. 48' E 600 feet, more or less; thence,
16. N 6 deg. 06' E 121 feet, more or less, to the point of beginning and containing 12.23 acres, more or less from Metro Tax Map (sealed data).

Being the same property conveyed to David R. Pounders and wife, Chandra H. Pounders, from Gladys Harlan, by deed of record in Book 11114, Page 632, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as Hickory Hills Ridge.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 AUGUST 25, 2023.

Affiant Signature

9/14/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, Sept 14, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026