THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2023-0419

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 19 day of October 2023.

Notary Public
My commission expires: 10.20.24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

Name and Address of New Owner:
Erin Bybee and Sean Jungels
5005A Georgia Avenue
Nashville TN 37209

Karen Johnson Davidson County
Batch# 1066384 DEEDQC
10/31/2023 08:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231031-0084811

Send Tax Bills To:
Owner

Street Address of Subject Property:
0 Drakes Branch Road
Nashville, TN, 37218

Parcel ID:
048-00-0-071.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin Wade Kilgore**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Sean Jungels and Erin N. Bybee, husband and wife,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows,

Being a tract of land in the 1st council district of Davidson County, Tennessee and being the property as recorded in Deed Book 20230609 0044114 Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and being more particularly described as follows;

Beginning at a found ½" Iron Rod capped at the southeast corner of the Lot No. 1 of McCool's One Lot Subdivision as of record in Plat Book 7900, Page 620 R.O.D.C.T., said Iron Rod also being the southwest corner of the Kevin Kilgore property as of record in QC-20230207 0008839 R.O.D.C.T., said Iron Rod also being on the north edge of the McCool-

Jones Cemetery (no deed found), Thence with the southern line of said Kilgore property South 83 degrees 24 minutes 40 seconds East for 711.47 feet to a found Hole in a Planted Stone, said Stone being the southeast corner of said Kilgore property, said Stone also being on the western line of the Winston Walker property as of record in Deed Book 5646, Page 752 R.O.D.C.T.; Thence with the western line of said Walker property South 21 degrees 52 minutes 13 seconds East for 124.14 feet to a found Planted Stone; Thence South 17 degrees 15 minutes 07 seconds West for 373.32 feet to a set Iron Rod capped Elliott, said Rod being the northeast corner of the Vassilios Gatzimos property as of record in Deed Book 4842, Page 630 R.O.D.C.T.; Thence with the northern line of said Gatzimos property North 85 degrees 18 minutes 09 seconds West passing a set "Witness Pin" capped Elliott at 855.28 feet for a total distance of 870.28 feet to a point in the center of Drakes Branch Road; Thence with the centerline of said Drakes Branch Road North 06 degrees 55 minutes 26 seconds West for 393.45 feet to a point; Thence with the southern line of said McCool's One Lot Subdivision North 75 degrees 39 minutes 23 seconds East passing a set "Witness Pin" capped Elliott at 15.00 feet for a total distance of 234.94 feet to a set Iron Rod capped Elliott on the west side of said McCool-Jones Cemetery; Thence North 19 degrees 10 minutes 23 seconds West for 21.62 feet to a set Iron Rod capped Elliott; Thence North 76 degrees 04 minutes 08 seconds East for 53.54 feet to the Point of Beginning, said tract of land herein described containing 10.434 Acres more or less, being according to a boundary survey by Clint Elliott Survey dated 06-20-2023, Jason Garrett TN RLS #2861, subject to the Right-of-way of Drakes Branch Road, subject to the McCool-Jones Cemetery that is part of the property and to rights of ingress and egress to and from grave lots, subject to all conveyances, whether recorded or not, of grave lots, tracts or spaces and all outstanding burial rights.

Being the same property conveyed to Sean Jungels and Erin N. Bybee, husband and wife, by warranty deed of Kevin Wade Kilgore, unmarried of record in Instrument 20230609-0044114, Register's Office, Davidson County, TN dated June 6, 2023, recorded June 9, 2023.

WITNESS my hand this 6 day of June, 2023.

Kevin Wade Kilgore
Grantor – Kevin Wade Kilgore

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Kevin Wade Kilgore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 6th day of June, 2023.

NOTARY PUBLIC

My commission expires: 3/23/27

True Copy Certification

I, Yvette Meldrum, 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 June 6, 2023.

Affiant Signature

June 6, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of June 2023.

Notary's Signature

Brooke Bergeron State of Tennessee Notary Public Williamson County My Commission Expires 10-20-2024

MY COMMISSION EXPIRES: 10-20-24

WITNESS my hand this 7th day of June, 2023.

Grantor – Sean Jungels

Grantor- Erin N. Bybee

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Sean Jungels and Erin N. Bybee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 7th day of June, 2023.

NOTARY PUBLIC

My commission expires: 3/23/27

True Copy Certification

I, Yvette Meldrum, 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 Oct. 19, 2023.

Affiant Signature

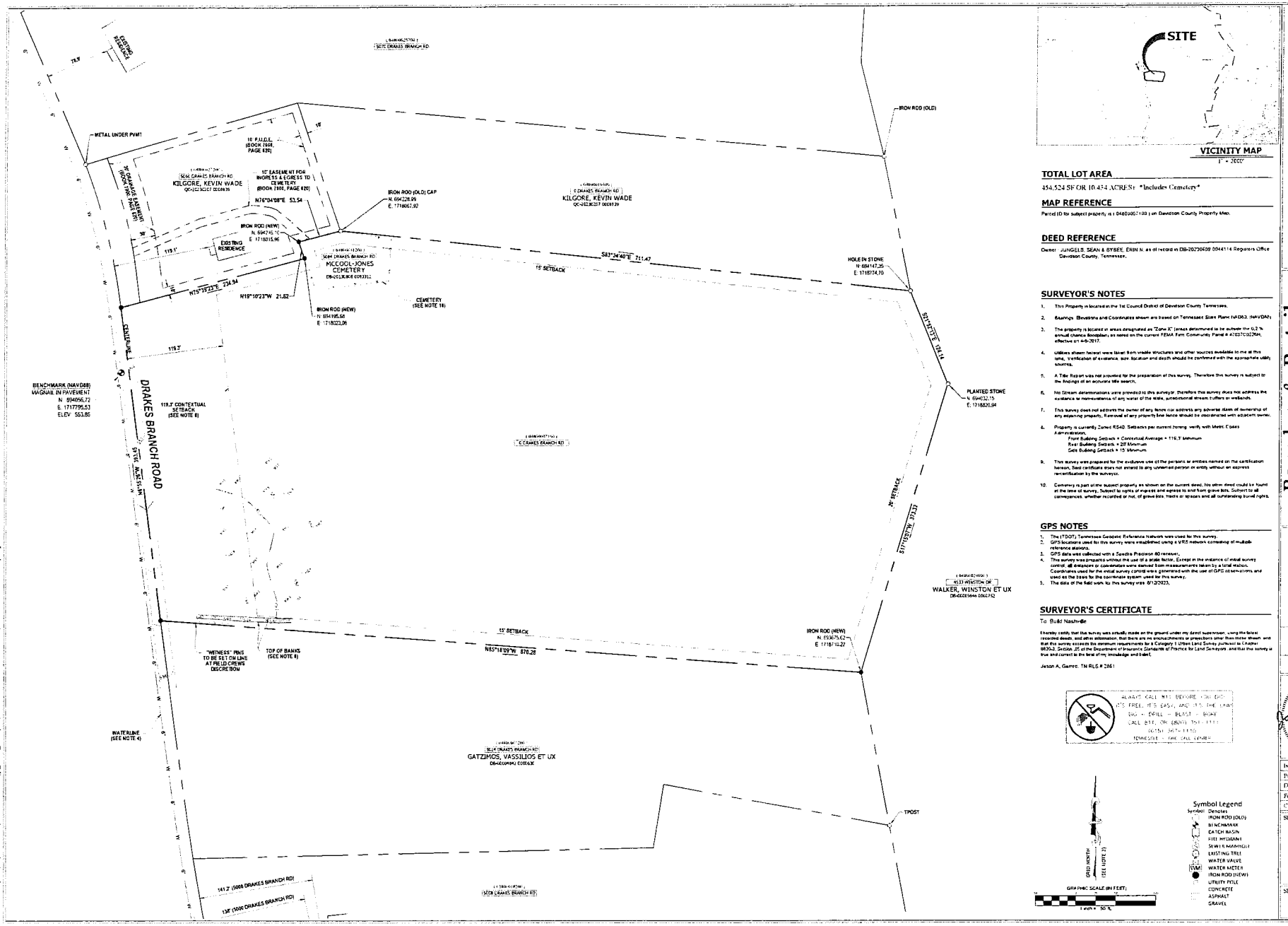
Oct. 19, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10.20.24



TOTAL LOT AREA

454,524 SF OR 10.434 ACRES± *Includes Cemetery*

MAP REFERENCE

Parcel ID for subject property is (04600007100) on Davidson County Property Map.

DEED REFERENCE

Owner: JUNGELS, SEAN & BYBEE, ERIN N. as of record in DB-20230609 0044114 Registers Office Davidson County, Tennessee.

SURVEYOR'S NOTES

1. This Property is located in the 1st Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane (NAD83, (NAVD88))
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0276H, effective on 4-6-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned RS40. Setbacks per current zoning verify with Metro Codes Administration.
   Front Building Setback = Contextual Average + 119.3' Minimum
   Rear Building Setback = 20' Minimum
   Side Building Setback = 15' Minimum
9. This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.
10. Cemetery is part of the subject property as shown on the current deed. No other deed could be found at the time of survey. Subject to rights of ingress and egress to and from grave lots. Subject to all conveyances, whether recorded or not, of grave lots, tracts or spaces and all outstanding burial rights.

GPS NOTES

1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
2. GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
3. GPS data was collected with a Spectra Precision 60 receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of the field work for this survey was 6/1/2023.

SURVEYOR'S CERTIFICATE

To Build Nashville

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information, that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-02, Section .03 of the Department of Insurance Standards of Practice for Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2661

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(OUTSIDE TN) (615) 367-7110
TENNESSEE - ONE CALL CENTER

JASON A. GARRETT 2661 REGISTERED LAND SURVEYOR TENNESSEE NO.
6-20-2023

CLINT ELLIOTT SURVEY
P.O. Box 331875
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-0336

Boundary & Partail Topographic Survey

0 Drakes Branch Road
Nashville, Davidson County, Tennessee 37218

No.	Date	Revision Description

Issue Date:	6-20-2023
Project ID:	DRAKES BRANCH 0
Drafted By:	JG/SS
Field Crew:	AK
Checked By:	JG

Sheet Title
Boundary & Partial Topographic Survey

Sheet No.
V-1.00

PLOT DATE: 6/20/2023 3:26:38 PM
C:\Users\clint\Dropbox\Clint Elliott Survey\Projects\2023\04600007100\Drakes Branch Rd 0 - 04600007100\Drakes Branch Rd 0 - Survey.dwg

20231031008481 1