Prepared by:
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203 Rosa L. Parks Ave., Ste. 200
Nashville, Tennessee 37203

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 1077231 DEEDQC 12/01/2023 02:31:12 PM 4 pgs Fees: $22.00 Taxes: $0.00 20231201-0092943	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Jane B Stranch GRANT SUBSCRIBED AND SWORN TO ME ON 12/1 2023 Michelle Doty NOTARY PUBLIC MY COMMISSION EXPIRES 3/26/24

ADDRESS OF NEW OWNER	SEND TAX BILLS	MAP PARCEL NUMBERS:
Jane Stranch, Trustee of the Jane B. Stranch GST-exempt Trust	Same	Parcel 155-00-0-247.00 Parcel 155-00-0-289.00
8060 Poplar Creek Road		
Nashville, TN 37221		

This Quit Claim Deed is for the sole purpose of combining two separate and adjoining parcels of property owned by the Jane B. Stranch GST-exempt Trust, their detailed descriptions provided below. There is no real consideration other than the combining of these two separate, adjoining parcels of land. I,

Jane B. Stranch, trustee of the Jane B. Stranch GST-exempt Trust

Hereinafter, GRANTOR, by these presents do combine the below-described parcels of land, and do remise, release and QUITCLAIM the same unto

Jane B. Stranch, trustee of the Jane B. Stranch GST-exempt Trust

Hereinafter Grantee, all of my right, title and interest in certain tracts or parcels of land in Davidson County, Tennessee, their combined acreage approximating, 23.05 acres, described as follows, to wit:

Tract 1:

A tract of land described as tract two in INSTRUMENT NUMBER 20180516-0046504, Register's Office for Davidson County, Tennessee being described as:

A parcel 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 Tract One and Stranch, north by Branstetter, east by Boedecker, being more particularly described as follows:

Beginning at an existing iron rod on the northerly margin of Poplar Creek Road at the southeast corner and point of beginning of the 20.58 acre tract, same being the southwest corner of the George Boedecker, Jr. property recorded in Instrument Number 20140725-006456; thence,

Along the northerly margin of Poplar Creek Road with a curve to the right having a radius of 1281.99 feet, length of 159.91 feet, and chord of S79 deg 01'40"W 159.81 feet to an existing iron rod; with a second curve to the right having a radius of 5697.54 feet, length of 58.80 feet, and chord of S82 deg 32'30"W 58.80 feet to a new rod; thence,

Leaving the road along new division lines severing the 20.58 acre tract N23 deg 10'30"W 725.86 feet to a new iron rod; N69 deg 46'15"W 209.07 feet to a new iron rod; S78 deg 54'00"W 118.40 feet to a new iron rod on the original westerly boundary of the 20.58 acre tract; thence,

Along the original westerly boundary with the J. Gerard Stranch, IV property recorded in instrument Number 20180725-0072405 N03 deg 47'38"E 172.02 feet to an existing iron rod at a wood post; N48 deg 44'10"W 275.67 feet to the northwest corner of the 20.58 acre tract; thence,

Along the northerly boundary of said 20.58 acre tract with the C. Dewey Branstetter, Jr. property 5.52 acre tract recorded in Instrument Number 20180516-0046732 N46 deg 33'32"E 166.31 feet; N89 deg 01'27"E 203.67 feet; N75 deg 46'37"410.37 feet to the northeast corner of the 20.58 acre tract; thence,

Along the easterly boundary of the 20.58 acre tract with Boedecker S13 deg 10'30"E 554.28 feet; S12 deg 43'10"E 729.04 feet to the beginning, containing 12.55 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.

Said property contains 12.55 acres more or less.

Being a portion of the same property conveyed to C. Dewey Branstetter Jr. and Jane B. Stranch, as Co-Trustees of Charlotte C. Branstetter Revocable Trust by Executor's Deed of record as Instrument Number 20180515-0046364, R.O.D.C.T.

Tract 2:

A Tract of land described in INSTRUMENT NUMBER 20220408-0041477, Register's Office for Davidson County, Tennessee being described as:

All that tract or parcel of land lying in the 9th Civil District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the property shown on Tax Map 155, as Parcel 18, recorded in Plat Book 2794, Page 237 in the Register's Office of Davidson County, Tennessee (R.O.D.C.T.) and being more particularly described as follows;

BEGINNING at a point on the northern right-of-way of Poplar Creek Road at the southeastern corner of James Stranch property shown on Tax Map 155 as Parcel 257 and recorded in Deed Book 8330, Page 426, R.O.D.C.T;

1. Thence, North 07 deg 45'25" East for a distance of 824.47 feet along the eastern line of James Stranch to a point;
2. Thence, North 49 deg 21'07" East for a distance of 290.91 feet along the eastern line of James Stranch to a point;
3. Thence, South 89 deg 52'08" East for a distance of 12.89 feet to a fence corner;
4. Thence, South 38 deg 39'59" East for a distance of 400.00 feet along a fence to a point;
5. Thence, South 13 deg 44'35" West for a distance of 917.53 feet to a point on the northern right-of-way of Poplar Creek Road;
6. Thence, along a curve to the right having a radius of 1514.79 feet, an interior angle of 8 deg 41'21", an arc length of 229.72 feet and being subtended by a chord of North 64 deg 22'48" West for a distance of 229.50 feet along the northern right-of-way of Poplar Creek Road to a point;
7. Thence, North 60 deg 02'07" West for a distance of 196.11 feet to the POINT OF BEGINNING.

Said parcel contains 10.50 acres more or less.

Being the same property conveyed by deeds of record as Instrument #20071228-0148534 and #20180725-0072405, R.O.D.C.T.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING COVENANTS, EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(signatures to follow)

Witness my hand

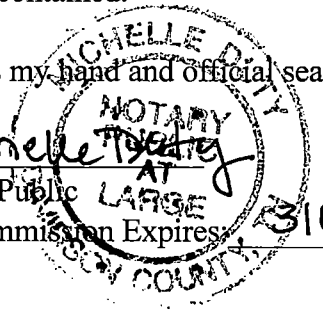
Jane B Stranch

Jane B. Stranch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jane B. Stranch, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this day 1st of Dec, 2023,



Michelle Bailey

Notary Public

My Commission Expires: 3/16/24