QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1131826 DEEDQC
05/07/2024 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240507-0033498

File #23-DM-0905-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad Uram and Stephanie Uram	**Same as New Owner**	
(NAME)	(NAME)	**173 00 0 239.00** **173 00 0 082.00**
935 Barnes Road		
(ADDRESS)	(ADDRESS)	**173 00 0 081.00**
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE THREE (3) TRACTS OF LAND INTO ONE TAXABLE PARCEL, AND REFLECTING ONLY ONE TAX MAP/PARCEL IDENTIFICATION NUMBER

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD URAM AND SPOUSE, STEPHANIE URAM,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **CHAD URAM AND SPOUSE, STEPHANIE URAM,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 - Parcel 173 00 0 239.00 (905 Barnes Road)

A tract of land located in the Thirty-first Councilmanic District of Davidson County, Tennessee and being generally bounded on the North by Barnes Road, (a fifty foot wide right-of-way), on the East by Old Hickory Boulevard, (a fifty foot wide right-of-way) on the South by the common open space area as shown on the recorded Plan entitled "Mill Run Subdivision, Phase One" of record in Plat Book 11700, Page 27, Register's Office of Davidson County, Tennessee (R.O.D.C., TN) and on the West by Tract 2 of the division of the Frank Jones Estate, of record in Deed Book 762, Page 642, R.O.D.C., TN. and being described according to a survey dated June 28, 2010 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, whose address is Ragan Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206 and being more particularly describe as follows:

Beginning at an iron pin set at the south end of the southwest return curve at the intersection of Barnes Road and Old Hickory Boulevard and being the northeasterly corner of the herein described tract of land and proceeding as follows:

With the West right-of-way line of Old Hickory Boulevard, South 07 degrees 48 minutes 09 seconds West, 572.95

feet to an iron pin set with cap stamped "Ragan Smith Associates", said pin lying on the North bank of Mill Creek and being the Northeast corner of the aforementioned common open space area as shown on the Plan of Mill Run Subdivision, Phase one; thence, with the north line of said common open space area and crossing Mill Cree, North 82 degrees 22 minutes 18 seconds West, 431.88 feet to an iron pin set with cap stamped "Ragan Smith Associates" at a fence corner post, said pin being a Southeast corner of the aforementioned Tract 2 of the Frank Jones Estate; thence, leaving the North line of said common open space area and serving the lands of the Frank Jones Estate, North 06 degrees 52 minutes 01 seconds East, 592.55 feet to an iron pin set with cap stamped "Ragan Smith Associates" in the South right-of-way line of Barnes Road; thence, with the South right-of-way line of Barnes Road, South 83 degrees 07 minutes 59 seconds East, 416.20 feet to iron pin set with cap stamped "Ragan Smith Associates"; thence, 39.68 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 56 minutes 08 seconds and a chord bearing and distance of South 37 degrees 39 minutes 55 seconds East, 35.64 feet to the Point of Beginning.

The above described tract of land contains 259,909 square feet of **5.97 acres** of land, more or less.

THIS TRACT BEING part of the same property conveyed to Chad Uram and Stephanie Uram, husband and wife, by Warranty Deed dated April 6, 2023, and of record at Instrument No. 20230410-0025671, Register's Office for Davidson County, Tennessee.

Tract 2 - Parcel 173 00 0 082.00 (0 Barnes Road)

A tract of land located in the Thirty-first Councilmanic District of Davidson County, Tennessee and being generally bounded on the North by Barnes Road, (a fifty foot wide right-of-way), on the East by Tract 1 of the division of the Frank Jones Estate, of record in Deed Book 762, Page 642, Register's Office of Davidson County, Tennessee (R.O.D.C., TN.) on the South by the common open space area as shown on the recorded Plan entitled "Mill Run Subdivision, Phase One" of record in Plat Book 11700, Page 27, Register's Office of Davidson County, Tennessee and on the West by the Raymond A. and Norma W. Claxton property of record in Deed Book 6716, Page 760, R.O.D.C., TN and being described according to a survey dated June 28, 2010 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, whose address is Ragan Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206 and being more particularly described as follows:

Commencing at an iron set at the West end of the Southwest return curve at the intersection of Barnes Road and Old Hickory Boulevard, North 83 degrees 07 minutes 59 seconds West, 416.20 feet to an iron in set with cap stamped "Ragan Smith Associates", said iron pin being the true Point of Beginning, thence leaving the Southern right-of-way of Barnes Road and severing the Estate of said Frank Jones, South 06 degrees 52 minutes 01 seconds West 592.55 feet to an iron pin set with cap stamped "Ragan Smith Associates" in the North line of said common open space area; thence, with the North line of said common open space area, North 82 degrees 22 minutes 18 seconds West, 329.78 feet to an iron pin set with cap stamped "Ragan Smith Associates" at a fence corner post, said pin being a Southeast corner of the aforementioned Raymond A. and Norma W. Claxton property; thence, with the East line of Claxton property and with a fence, North 06 degrees 02 minutes 45 seconds West, 91.07 feet to an iron pin set with cap stamped "Ragan Smith Associates"; thence, continuing with said Claxton property and with a fence, North 00 degrees 37 minutes 17 seconds East, 140.65 feet to an iron pin set with cap stamped "Ragan Smith Associates" at a tree on the Southerly bank of Mill Creek with fence wire found in said tree; thence, continuing with said Claxton property and crossing Mill Creek, North 00 degrees 10 minutes 03 seconds West, 182.77 feet to an iron pin set with cap stamped "Ragan Smith Associates" at the end of an existing fence; thence, with the East line of the Claxton property and with a fence, North 04 degrees 17 minutes 30 seconds East, 178.38 feet to an iron pin set with cap stamped "Ragan Smith Associates" in the South right-of-way line of Barnes Road; thence, with the South right-of-way line of Barnes Road, South 83 degrees 07 minutes 59 seconds East, 395.80 feet to the Point of Beginning.

The above-described tract of land contains 219,041 square feet or **5.03 acres** of land, more or less.

THIS TRACT BEING part of the same property conveyed to Chad Uram and Stephanie Uram, husband and wife, by Warranty Deed dated April 6, 2023, and of record at Instrument No. 20230410-0025671, Register's Office for Davidson County, Tennessee.

Tract 3 - Parcel 173 00 0 081.00 (935 Barnes Road)

A tract of land located in the Thirty-first Councilmanic District of Davidson County, Tennessee, and is more particularly described as follows:

COMMENCING at an iron rod found at the right-of-way radius return of Barnes Road and Old Hickory Boulevard on the North line of the Jones property as recorded in Instrument No.: 201312270130509, R.O.D.C., Parcel I.D.: 173000023900; thence, along the South right-of-way of Barnes Road, North 83 degrees 07' 59" West, 416.30 feet to an iron rod found at the Northwest corner of the aforementioned Jones property, also being the Northeast corner of a second tract of land owned by Jones, specifically Steven Michael Jones, William Ernest Jones, Ronald Steven Jones, and Lisa J. Haddock, as recorded in Instrument No.: 20121113-0104109, R.O.D.C., being Parcel I.D.: 17300008200; thence, continuing along the Barnes Road South right-of-way, North 83 degrees 07' 59" West, 395.80 feet to an iron pin set at the Northwest corner of the Jones Property, also being the Northeast corner of the herein described tract and being the true point of BEGINNING; thence, leaving the South right-of-way of Barnes Road and following along an old woven wire fence, the common line between Jones and Claxton (the herein described tract), the following four (4) calls: (1) South 04 degrees 17' 30" West, 178.38 feet to an iron rod found, (2) South 00 degrees 10' 03" East, 182.77 feet to an iron rod found, (3) South 00 degrees 37' 17" West, 140.65 feet to an iron rod found, (4) South 06 degrees 02' 45" East, 91.07 feet to an iron rod found at the Southwest corner of Jones and the Southeast corner of the herein described tract, also being on the North line of the Mill Run Subdivision, Phase 1, Open Space and drainage easement as recorded in Book 11700, Page 27, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20000217-0016180, R.O.D.C., being Parcel I.D.: 173150A06700CO; thence, following the North line of Mill Run Subdivision, Phase 1, North 82 degrees 22' 18" West, 373.04 feet to a point on the centerline of Mill Creek, being the Northwest corner of Mill Run Subdivision, Phase 1, and being the Northeast corner of Mill Creek Subdivision, Phase 2, Open Space and drainage easement as recorded in Instrument No.: 20011009-0109754, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20011219-0139981, RO.D.C., being Parcel I.D.: 173150A14500CO, thence, following the centerline of Mill Creek, being the common line between Mill Run Subdivision, Phase 2, and the herein described tract, the following three (3) calls: (1) South 49 degrees 49' 31" West, 156.60 feet, (2) South 59 degrees 10' 43" West, 337.54 feet, (3) South 47 degrees 04' 28" West, 259.55 feet to a point on the centerline of Mill Creek, being a corner of Stanford Village, Section One, Open Space, as recorded in Instrument No.: 20000204-0012060, R.O.D.C., owned by Stanford Village Homeowners Association as recorded in Instrument No.: 20040422-0045791, R.O.D.C., being Parcel I.D.: 173110A04700CO; thence, leaving said Mill Creek centerline and following the common line between Stanford Village, Section One, Open Space and the herein described tract, North 32 degrees 26' 35" East, 820.89 feet to an iron rod found at a corner of Lot 105 Stanford Village, Section One, owned by Cory Piper as recorded in Instrument No.: 201803150024501, R.O.D.C., being Parcel I.D.: 173110A0400CO; thence, following the East line of Lot 105, North 32 degrees 28' 24" East, 111.85 feet to an iron rod found at the common corner between the aforementioned Stanford Village, Section One, Lot 105, and Lot 106 owned by David Brian Hook and wife, Leisa Hook, as recorded in Instrument No.: 20160321-0026798, R.O.D.C., being Parcel I.D.: 173110A04100CO, R.O.D.C., and Stanford Village, Section 4, Lot 114, as recorded in Instrument No.: 20020425-0051154, R.O.D.C., owned by AMH 2014-2 Borrower, L.L.C. as recorded in Instrument No.: 20140924-0087569, R.O.D.C., being Parcel I.D.: 173110A11400CO; thence, following the common line between Lot 114 Stanford Village, Section Four, and the herein described tract, North 32 degrees 25' 53" East, 288.89 feet to an iron pin set at the Northeast corner of Lot 114, and the Northwest corner of the herein described tract, being on the South right-of-way of Barnes Road; thence, along said South right-of-way, South 83 degrees 13' 10" East, 320.95 feet to an iron pin set, being the POINT OF BEGINNING, containing **8.12 Acres**, more or less, or 353,601.52 square feet, more or less.

THIS TRACT BEING the same property conveyed to Chad Uram and Stephanie Uram, husband and wife, by Warranty Deed dated November 12, 2022, and of record at Instrument No. 20221118-0122702, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 905 and 935 Barnes Road, Nashville, TN 37013.

Witness my/our hand(s) this the 26 day of APRIL, 2024.

Chad Uram

Stephanie Uram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of APRIL, 2024, before me personally appeared Chad Uram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of APRIL, 2024, before me personally appeared Stephanie Uram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Chad Uram and Stephanie Uram
935 Barnes Road
Nashville, TN 37013

True Copy Certification

I, John W. Bishop, 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 this the 26 day of April, 2024.

Affiant Signature
Date 5/7/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026