Karen Johnson Davidson County
Batch# 1187015 DEEDQC
09/26/2024 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240926-0074804

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Si'ara Sparkman Cameron Sparkman 736 Mount Pleasant Road Kingston Springs TN 37082	Same as New Owners	Part of Map 100 Parcel 38

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Elaine Zemer and Chad Zemer, wife and husband,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **Si'ara Sparkman and Cameron Sparkman, wife and husband.** in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING TRACT II OF LAND AS SHOWN ON PROPERTY MAP 100, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY, ELAINE ZEMER'S 9.52 ACRE TRACT ON THE WEST AND NORTH; GREGORY A. COLLINS ON THE EAST AND SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" (N:654236.77 E:1679364.48) IN THE NORTH LINE OF GREGORY A. COLLINS (REF. INSTRUMENT# 20210621-0083435 R.O.D.C.- PROPERTY MAP 100 PARCEL 9) AND BEING A SOUTHEASTERLY CORNER OF ELAINE ZEMER'S 9.52 ACRE TRACT, THENCE WITH THE WEST AND NORTH LINES OF SAID 9.52 ACRE TRACT N09°15'26"W 463.02' TO A ½" IRON PIN SET IN A 30' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE N81°48'36"E 198.39' TO A ½" IRON PIN SET IN SAID 30' EASEMENT; THENCE LEAVING THE EASEMENT S16°08'34"E 177.23' TO A ½" IRON PIN SET; THENCE N89°28'57"E 832.61' TO A ½" IRON PIN SET IN THE NORTH LINE OF THE AFOREMENTIONED GREGORY A. COLLINS; THENCE WITH COLLINS NORTH LINES RUNNING UP A HOLLOW S71°26'46"W 159.83' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S58°20'31"W 160.28' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S71°08'14"W 58.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S84°40'41"W 106.99' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S71°50'14"W 186.36' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S72°27'47"W 134.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S68°11'29"W 133.64' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S85°05'31"W 125.47' TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 14, 2024.(JOB# 7125)

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ELAINE ZEMER AND CHAD ZEMER, WIFE AND HUSBAND, BY WARRANTY DEED FROM EMILY S. CHOATE, UNMARRIED, AS RECORDED IN INSTRUMENT NO. 20220309-0026752 ON MARCH 09, 2022 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT RECORDED AS "AMENDMENT TO LOGGING ROAD EASEMENT AGREEMENT" IN INSTRUMENT # 20240827-0065843 R.O.D.C.

This property known as: Trace II - 8056 Old Pond Creek Road, Nashville, TN 37143.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th **day of September 2024.**

Elaine Zemer by Si'ara Sparkman, AIF
Elaine Zemer
By: Si'ara Sparkman, Attorney in Fact

Chad Zemer by Si'ara Sparkman, AIF
Chad Zemer
By: Si'ara Sparkman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of September, 2024, before me personally appeared, **Si'ara Sparkman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elaine Zemer and Chad Zemer,** and acknowledged that she executed the same as the free act and deed on behalf of **Elaine Zemer and Chad Zemer.**

Witness my hand and official seal this the 26th **day of September 2024.**

NOTARY PUBLIC
My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Diana Sparkman
(Affiant)

Subscribed and sworn to before me, this 26th day of September 2024.

NOTARY PUBLIC
My Commission Expires: 9-8-25

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 26th day of September, 2024
.

Robert L. Scruggs, Affiant — 9-26-2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 26th day of September, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025