Karen Johnson
Batch # 1213130
12/06/2024 01 00 07 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241206-0094903

THIS INSTRUMENT PREPARED BY:
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grace S. Robertson Cade A. Robertson 8467 Poplar Creek Road Nashville, TN 37221	New Owner	155-00-0-226.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMAICA S. ZRALEK and GRACE S. ROBERTSON (individually and collectively the "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey each of their ½ undivided tenant in common interest unto GRACE S. ROBERTSON a/k/a CODY GRACE ROBERTSON, and husband, CADE A. ROBERTSON (individually and collectively the "Grantee") as tenants by the entirety, their heirs, personal representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Beginning at in iron pin, the northwest corner of this tract and the northeast corner of Cathey, said corner being on the south right of way of Poplar Creek Road, twenty five feet from the centerline of road; Thence, along the south R/W of Poplar Creek Road N. 83 deg. 03 min. E. a distance of 50.02 feet to a point.

Thence along said R/W N. 82 deg. 04 min. E a distance of 101.64 feet to a point the northeast corner of this tract and the northwest corner of tract 4, said corner being an I.P.

Thence leaving the road and along the west line of tract 4, S. 5 deg. 46 min. 38 sec. E. a distance of 902.92 feet to a corner, the southeast corner of this tract and the southwest corner of tract 4 on the lines of McClain.

Thence along the lands of McClain south 87 deg. 25 min. west a distance of 390.44 feet to a corner, said corner being an iron pin and rocks and is the southwest corner of this tract adjoining McClain and Cathey.

Thence by the lands of Cathy, north 6 deg. 50 min. 11 sec. east a distance of 164.99 to a 36" tree.

Thence by same north 8 deg. 42 min. east a distance of 184.12 feet to an iron pin corner. Thence by same (Cathey) north 10 deg. 26 min. 48 sec. east a distance of 558.31 feet to the place of beginning. Containing 5.664 acres.

Being the same property conveyed to Jamaica S. Zralek and Grace S. Robertson by Affidavit of Inheritance of record in Instrument No. 20240618-0046004, Register's Office of Davidson County, Tennessee.

This improved property is known as 8467 Poplar Creek Road, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 5th day of December, 2024.

GRANTOR:

JAMAICA S. ZRALEK

GRACE S. ROBERTSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAMAICA S. ZRALEK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 2024.

Drew Powell
Notary Public

My Commission Expires: 11-02-2026

DREW POWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. NOV. 2, 2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GRACE S. ROBERTSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 2024.

Drew Powell
Notary Public

My Commission Expires: 11-02-2026

DREW POWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. NOV. 2, 2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 5th day of December, 2024.

Drew Powell
NOTARY PUBLIC

My Commission Expires: 11-02-2026

DREW POWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. NOV. 2, 2026