Karen Johnson Batch # 1241778 02/27/2025 09 55 39 AM Fees $17 00 Taxes $0 00 20250227-0014529 Davidson County DEEDQC 3 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gregory Keith Paulson **and Deborah Ann Paulson**	**Same**	**114-00-0-034.00**
(NAME) **7649 Old Charlotte Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, TRUSTEES OF THE PAULSON FAMILY REVOCABLE LIVING TRUST, established by THE REVOCABLE LIVING TRUST AGREEMENT OF GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, Dated December 18, 2024,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, Husband and Wife,** hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 114, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY SULLIVAN HOLLOW ROAD (PRIVATE ROAD) ON THE WEST; FUTURE RENTALS, LLC REMAINDER ON THE NORTH, FUTURE RENTALS, LLC REMAINDER AND B B DOUBLEDAY, JR. ON THE EAST, SULLIVAN MEADOWS, LLC ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)
BEGINNING AT A ½" WITNESS IRON PIN SET (N.648361 55 E 1688113 80) ON THE EAST SIDE OF SULLIVAN HOLLOW ROAD (PRIVATE) AND BEING THE NORTHEAST CORNER OF SULLIVAN MEADOWS, LLC (REF. INSTRUMENT # 20080520-0051812 R O D C - PROPERTY MAP 114 PARCEL 76) THENCE WITH SULLIVAN MEADOWS' EAST LINE N13°10'24"W 26 07' TO A POINT IN THE CENTER OF SULLIVAN HOLLOW ROAD (PRIVATE), THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS DELTA= 01°13'04" RADIUS= 212 65' ARC= 4 52' CHORD= N59°26'31"E 4 52' TO A POINT, THENCE N58°49'59"E 44 68' TO A POINT, THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS DELTA= 34°21'36" RADIUS= 163 23' ARC= 97 89' CHORD= N41°39'11"E 96 43' TO A POINT, THENCE N24°28'24"E 116 13' TO A POINT, THENCE

WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS DELTA= 07°59'35" RADIUS= 510 65' ARC= 71.24' CHORD= N28°19'45"E 71.18' TO A POINT; THENCE LEAVING SULLIVAN HOLLOW ROAD (PRIVATE) AND SEVERING THE FUTURE RENTALS, LLC, REMAINDER PROPERTY S80°51'12"E PASSING A ½" WITNESS IRON PIN SET AT 27 32' IN ALL 1284.46' TO A ½" IRON PIN SET, THENCE S05°38'47"W 300 00' TO AN EXISTING ½" IRON PIN/CAP, THE NORTHWEST CORNER OF B B. DOUBLEDAY, JR. (REF DEED BOOK 4685 PAGE 222 R O.D.C.- PROPERTY MAP 114 PARCEL 74), THENCE WITH DOUBLEDAY'S WEST LINE S05°38'46"W 472.99' TO AN EXISTING ½" IRON PIN "VOLUNTEER", THE NORTHEAST CORNER OF THE AFOREMENTIONED SYLVAN MEADOWS, LLC, THENCE WITH SYLVAN MEADOWS' NORTH FENCE LINES N44°51'04"W 216 42' TO AN EXISTING ½" IRON PIN "VOLUNTEER"; THENCE S80°04'56"W 866.69' TO A WOOD FENCE POST, THENCE N70°37'07"W 241.63' TO AN EXISTING NAIL IN THE FENCE REPLACED BY A ½" IRON PIN SET THIS SURVEY, THENCE N13°10'24"W 614.04' TO THE POINT OF BEGINNING, CONTAINING 24.82 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R L S #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED AUGUST 2, 2024

Being a portion of the same property conveyed to GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, TRUSTEES OF THE PAULSON FAMILY REVOCABLE LIVING TRUST, established by THE REVOCABLE LIVING TRUST AGREEMENT OF GREGORY KEITH PAULSON and DEBORAH ANN PAULSON, Dated December 18, 2024, by Quitclaim Deed dated December 18, 2024, from Future Rentals, LLC, an Ohio Limited Liability Company, of record in Instrument No 20250116-0003692, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **7649 Old Charlotte Pike, Nashville, TN 37209**

Witness our hands, this the 26th day of February, 2025.

Gregory Keith Paul, Trustee
GREGORY KEITH PAULSON, Trustee
THE PAULSON FAMILY REVOCABLE LIVING TRUST

Deborah Ann Paulson Trustee
DEBORAH ANN PAULSON, Trustee
THE PAULSON FAMILY REVOCABLE LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GREGORY KEITH PAULSON, TRUSTEE,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon his oath, executed the foregoing instrument for the purposes therein contained to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 26th day of February, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEBORAH ANN PAULSON, TRUSTEE,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon her oath, executed the foregoing instrument for the purposes therein contained to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity

Witness my hand and official seal, this 26th day of February, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public