Karen Johnson Davidson County
Batch# 1276369 DEEDQC
05/22/2025 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20250522-0040423

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Nathaniel and Abby Tylor 8060 Poplar Creek Road Nashville, TN 37221	Nathaniel and Abby Tylor 8060 Poplar Creek Road Nashville, TN 37221	Part of 155 00 0 232.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, JAMES G. STRANCH, III and JANE B. STRANCH, by these presents do hereby quitclaim and convey unto NATHANIEL TYLOR and ABBY TYLOR, husband and wife, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 8060 Poplar Creek Road, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 21st day of May, 2025.

JAMES G. STRANCH, III

JANE B. STRANCH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James G. Stranch, III and Jane B. Stranch, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May, 2025.

Notary Public

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

My Commission Expires:
May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $300,000.

Affiant

Subscribed and sworn to before me this 21st day of May, 2025.

Notary Public

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

My Commission Expires:
May 8, 2028

EXHIBIT A

LAND lying in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. surveyor, dated October 23, 1980, as follows:
Beginning at an iron pin in the north right-of-way of Poplar Creek Road, said iron pin being the southeast corner of Lot No. 33 of Rolling River Estates, Section One, and the southwest corner of the herein described tract; thence leaving the north margin of Poplar Creek Road and running with the east boundary line of said Lot No. 33 of Rolling River Estates, Section One, North 2 degrees, 45 minutes East 435.5 feet to an iron pin; thence South 84 degrees, 16 minutes East 499.5 feet to an iron pin; thence South 6 degrees, 37 minutes West 541.5 feet to an iron pin in the north right of-way of Poplar Creek Road; thence with said right-of-way and running 25 feet north of and parallel to the center line of Poplar Creek Road, North 60 degrees, 30 minutes West 45.0 feet to an iron pin, the beginning of a curve having a central angle of 22

degrees, 38 minutes; a radius of 843.5 feet, and tangent of 168.8 feet; thence around the curve 333.2 feet to a point, being the end of said curve; thence continuing with said right-of-way North 83 degrees, 08 minutes West 103.06 feet to the beginning, containing 5.31 acres, more or less.

Being a portion of the property conveyed in deed of record as Instrument #20160112-0003294, Register's Office for Davidson County, Tennessee.

46830924.1

202505220040423

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 21, 2025 (date of document).

Affiant Signature

05/22/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

