Karen Johnson Davidson County
Batch# 1295984 DEEDQC
07/11/2025 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250711-0054630

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
Keller, Turner, Andrews & Ghanem, PLLC
20 Music Square West, Suite 200
Nashville, TN 37203

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 26th day of June, 2025.

Notary Public
My Commission Expires: 7/6/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map	100
Steiger Family Trust **7388 Indian Creek Road, Nashville 37209**	New Owner **7388 Indian Creek Road, Nashville 37209**	Parcel No.	45 and 46

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY L. STEIGER and wife, KAREN VAN RUIS STEIGER,** ("Grantor"), by these presents, do hereby quitclaim and convey unto the **STEIGER FAMILY TRUST,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

See Exhibit A attached hereto.

Being the same property conveyed to Jeffrey L. Steiger and Karen Van Huis Steiger, by Special Warranty Deed dated June 20, 2014, at Instrument No. 20140630-0057037, Register's office of Davidson County, TN.

This is improved property known as: **7388 Indian Creek Road, Nashville, Tennessee 37209.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises, including, but not limited to, those listed in Exhibit B of the deed referenced herein above at Instrument No. 20140630-0057037 .

JEFFREY L. STEIGER

Karen VanHuis Steiger
KAREN VAN HUIS STEIGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JEFFREY L. STEIGER and wife, KAREN VAN HUIS STEIGER**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26th day of June, 2025.

Notary Public
My commission expires: 7-7-27

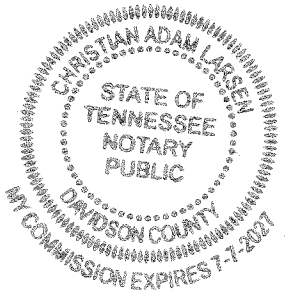


EXHIBIT A

Property Description- Parcel 45, Tax Map 100
Parts of Tracts 1 and 2- Tract Division of Rowena O'Brien Farm
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee and a portion of Parcel 45 of Tax Map 100 and being more particularly described according to a survey by Jim McAleer, dated March 1, 2004, as follows:

Beginning at an iron pin in the westerly margin of Indian Creek Road, said point being the southeast corner of Tract 2 of the Division of the Rowena O'Brien Farm and the southeast corner of Parcel 45, said point also being the northeast corner of Leslie Mondelli, Et Ux, as of record in Deed Book 6078, Page 767, thence with the southerly line of Tract 2 and Mondelli's northerly line North 77°17'19" West 689.60 feet to an iron pin; thence leaving said southerly line North 02°06'54" West 131. 97 feet to a metal fence post; thence North 04°20'01" West 108.76 feet to an iron pin; thence South 89°04'51" East 629.00 feet to an iron pin in the westerly margin of Indian Creek Road, said point being the southeasterly comer of the new Parcel 47; thence with said margin South 40°13'25" East 105.04 feet to a point; thence with a curve to the right, said curve having a radius of 160.65 feet, an arc length of 200.57 feet and a chord bearing and distance of South 09°11 '41" East 187.80 feet to a point; thence South 26°34'26" West 57.38 feet to a point; thence with a curve to the left, said curve having a radius of 144.88 feet, an arc length of 67.45 feet and a chord bearing and distance of South 13°14'14" West 66.84 feet to the point of beginning and containing 5.02 acres, more or less.

Parcel 46, Tax Map 100
Being the portion of Tract No. 1 described in deed from Tant to Siempre Enterprises of record in Instrument Number 20030512-0063394 in the Register's office for Davidson County, Tennessee, being the portion lying to the east of Indian Creek Road and more particularly described as follows:

Beginning at a metal fence post on the east side of the existing Indian Creek Road, same being south 87 degrees 53 minutes east, 50 feet from the southeast corner of the west part of the above referenced Tract No. 1 in deed to Siempre, thence along the east side of said road on a curve with a radius of 500.53 feet for a distance of 105.47 feet to point, thence north 10 degrees 16 minutes east 46.23 feet to a point, thence on a curve with a radius of 160.80 feet for a distance of 87.52 feet to a metal fence post, thence leaving the existing Indian Creek Road North 82 degrees 23 minutes East 349.85 feet to a 30 inch Hickory, thence south 3 degrees 26 minutes west 192.32 feet to a 30 inch Hickory, thence south 12 degrees 43 minutes east 96.33 feet to a metal fence post, thence north 89 degrees 31 minutes west 363.18 feet to the point of beginning on the east part of the tract.

Included in this description, but excluded from this conveyance is a 50 foot right-of-way as set forth in Davidson County Project #8-BX, dated December 7, 1944, for a proposed new road, this description is according to a survey made March 9, 1976, by Dewayne Caldwell. However, Granter does hereby quitclaim and convey to Grantee as part of this conveyance any and all interest owned by Granter in the aforesaid 50 foot right of way.

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/2/2025** (date of document).

Affiant Signature

7/2/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **June**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY