Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To:
Edward Adam Floyd and Marion Granbery Floyd, Co-Trustees 4388 Stenberg Road Whites Creek, TN 37189	**039 00 0 322.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Edward Adam Floyd and Marion Floyd, a married couple, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Edward Adam Floyd and Marion Granbery Floyd, Co-Trustees of the Floyd Family Revocable Trust dated July 17, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **4388 Stenberg Road, Whites Creek, TN 37189.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson Davidson County
Batch # 1301840 DEEDQC
07/24/2025 11 51 23 AM 5 pgs
Fees $27 00 Taxes $0 00

20250724-0058591

Subscribed and sworn to before me this 17 day of July 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 17th day of July, 2025.

EDWARD ADAM FLOYD

MARION FLOYD

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 **Edward Adam Floyd and Marion Floyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 17th day of July, 2025.

Notary Public

My Commission Expires.
5/8/2028

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

BEING AND LYING IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND LYING NORTH OF AND ADJACENT TO STENBERG ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND IN THE NORTH R O.W. OF STENBERG ROAD, SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF SHELBY MITCHELL ETVIR; THENCE LEAVING MITCHELL WITH SAID NORTH R.O.W. S 49°32'59" W FOR A DISTANCE OF 49.39' TO A POINT; THENCE S 41°58'10" W FOR A DISTANCE OF 89.56' TO A POINT; THENCE S 35°52'34" W FOR A DISTANCE OF 52.53' TO A POINT; THENCE S 32°06'08" W FOR A DISTANCE OF 122.67' TO A POINT; THENCE S 32°27'44" W PASSING AN EXISTING 15' EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 AT 11.33' IN ALL A DISTANCE OF 87 08' TO A POINT; THENCE S 40°04'00" W FOR A DISTANCE OF 84 37' TO A POINT; THENCE S 45°42'18" W FOR A DISTANCE OF 72.25' TO A POINT; THENCE S 46°20'47" W FOR A DISTANCE OF 113.02' TO A POINT; THENCE S 51°41'19" W FOR A DISTANCE OF 344.58' TO A POINT; THENCE S 50°15'48" W FOR A DISTANCE OF 59.36' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF ERIC ANDERSON ETUX; THENCE LEAVING SAID NORTH R O W. WITH ANDERSON, N 29°10'49" W, PASSING THE CENTER OF AN EXISTING 15' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 AT 235.51' IN ALL A DISTANCE OF 263.92' TO A UTILITY POLE; THENCE N 50°47'12" W FOR A DISTANCE OF 98.74' TO A 12" MAPLE; THENCE N 39°02'14" W FOR A DISTANCE OF 39.11' TO A 18" WALNUT, THENCE N 38°12'30" W FOR A DISTANCE OF 43.41' TO A 10" MAPLE; THENCE N 05°02'04" W FOR A DISTANCE OF 20.74' TO A 6" WALNUT; THENCE N 52°21'35" W FOR A DISTANCE OF 111.60' TO A IRON PIN FOUND; THENCE N 23°08'54" W FOR A DISTANCE OF 61.38' TO A IRON PIN FOUND, THENCE N 11°39'53" W FOR A DISTANCE OF 115.61' TO A IRON PIN FOUND, THENCE N 47°53'58" W FOR A DISTANCE OF 104 73' TO A IRON PIN FOUND; THENCE N 70°51'43" W FOR A DISTANCE OF 196 54' TO A IRON PIN FOUND; THENCE N 60°53'45" W FOR A DISTANCE OF 90.63' TO A IRON PIN FOUND; THENCE N 57°44'13" W FOR A DISTANCE OF 76 05' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF ANDERSON; THENCE CONTINUING WITH ANDERSON, S 25°24'42" W FOR A DISTANCE OF 202 42' TO A IRON PIN FOUND, THENCE S 47°21'42" W FOR A DISTANCE OF 134.33' TO A IRON PIN FOUND: SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF ERIC ANDERSON, AND THE EAST BOUNDARY OF GENE & JANET CARNEY, THENCE LEAVING ANDERSON WITH CARNEY, N 53°48'03" W FOR A DISTANCE OF 550.34' TO A 14" OAK; THENCE N 15°21'33" W FOR A DISTANCE OF 1190.53' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF CARNEY, THENCE CONTINUING WITH CARNEY, N 74°10'09" W FOR A DISTANCE OF 223.40' TO A IRON PIN FOUND; THENCE S 88°52'42" W FOR A DISTANCE OF 571.91' TO A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHWEST CORNER OF GENE & JANET CARNEY, AND THE EAST BOUNDARY OF MICHAEL CARNEY; THENCE LEAVING GENE & JANET CARNEY WITH MICHAEL CARNEY, N 68°22'32" W FOR A DISTANCE OF 294.71' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, THENCE CONTINUING WITH MICHAEL CARNEY, N 04°28'37" E FOR A DISTANCE OF 416.99' TO A IRON PIN FOUND; THENCE N 05°25'58" E FOR A DISTANCE OF 277 52' TO A IRON PIPE FOUND, SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20170310-0023790; THENCE LEAVING CARNEY WITH BROWN, N 03°36'14" E FOR A DISTANCE OF 349.01' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT

BEING DESCRIBED, THE NORTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20170310-0023790, AND THE SOUTHWEST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20210715-0095309; THENCE WITH BROWN INSTRUMENT NUMBER 20210715-0095309, N 85°38'55" E FOR A DISTANCE OF 208.18' TO A WOOD FENCE POST; THENCE S 84°16'24" E FOR A DISTANCE OF 130.28' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20210715-0095309, AND THE SOUTHERN MOST SOUTHWEST CORNER OF JOY HENDRICKSON, THENCE LEAVING BROWN WITH HENDRICKSON, S 71°02'13" E FOR A DISTANCE OF 773.40' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF JOY HENDRICKSON, AND THE WEST BOUNDARY OF ARCHIE CARNEY, THENCE LEAVING HENDRICKSON WITH ARCHIE CARNEY, S 04°28'35" W FOR A DISTANCE OF 163.48' TO A IRON PIN FOUND; THENCE S 27°23'21" E FOR A DISTANCE OF 1056 00' TO A IRON PIN FOUND; THENCE S 44°53'21" E FOR A DISTANCE OF 363.00' TO A IRON PIN FOUND; THENCE S 49°53'21" E FOR A DISTANCE OF 222.52' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF ARCHIE CANEY; THENCE CONTINUING WITH ARCHIE CANEY, N 70°36'39" E FOR A DISTANCE OF 940.02' TO A IRON PIN FOUND; THENCE N 78°51'39" E FOR A DISTANCE OF 549 45' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF GLENN DAYLE JR; THENCE LEAVING ARCHIE CARNEY WITH DAYLE JR, S 05°58'29" E FOR A DISTANCE OF 601 29' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF DAYLE JR, THE NORTHWEST CORNER OF FREDDIE EASLEY ETUX, AND THE NORTHEAST CORNER OF SHELBY MITCHELL; THENCE LEAVING DAYLE JR WITH MITCHELL, S 58°33'18" W FOR A DISTANCE OF 268.39' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF MITCHELL; THENCE CONTINUING WITH MITCHELL, S 31°14'24" E FOR A DISTANCE OF 468.24' TO THE POINT OF BEGINNING AND CONTAINING 94.40 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, NOVEMBER 9TH, 2022.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 15' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED WITH CENTERLINE AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE N 29°10'49" W FOR A DISTANCE OF 235.51' TO THE TRUE POINT OF BEGINNING; THENCE WITH THE CENTER OF THE EASEMENT BEING DESCRIBED, S 80°49'18" E FOR A DISTANCE OF 48.37' TO A POINT, THENCE N 87°35'08" E FOR A DISTANCE OF 27.04' TO A POINT; THENCE N 78°54'34" E FOR A DISTANCE OF 93 12' TO A POINT; THENCE N 64°20'28" E FOR A DISTANCE OF 91.25' TO A POINT; THENCE N 51°47'59" E FOR A DISTANCE OF 37.28' TO A POINT; THENCE N 49°12'47" E FOR A DISTANCE OF 120 20' TO A POINT; THENCE N 64°07'47" E FOR A DISTANCE OF 48.56' TO A POINT, THENCE N 63°27'06" E FOR A DISTANCE OF 73.08' TO A POINT; THENCE N 61°14'35" E FOR A DISTANCE OF 95.59' TO A POINT; THENCE N 51°18'13". E FOR A DISTANCE OF 75.92' TO A POINT; THENCE N 85°17'21" E FOR A DISTANCE OF 38.60' TO A POINT ON THE NORTH R.O.W. OF STENBERG ROAD.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Application for Greenbelt Assessment of record in Instrument No. 20130227-0019582, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property

Subject to any creek or branch running through or along the boundary line of subject property.

Water easement grant of record in Book 2901, page 31, said Register's Office.

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

BEING the same property conveyed to Edward Adam Floyd and Marion Floyd, a married couple (as tenants by the entirety) from Todd Burkett by warranty deed filed for record on November 17, 2022, Instrument Number 20221117-0122315, as of record in the Register's Office for Davidson County, Tennessee