Karen Johnson Davidson County
Batch# 1312885 DEEDQC
08/20/2025 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066748

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(D). Affiant Sworn to and subscribed before me this August 11th, 2025. Notary Public Comm Exp: 09-23-25

BEVERLY B. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ANTHONY KEITH HATCHELL and JESSICA LEIGH POIRIER HATCHELL, Trustees		
HATCHELL FAMILY TRUST dated May 29, 2025		
111 Fern Avenue	SAME AS NEW OWNER	031-00-0-11 .00
Nashville, Tennessee 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -$10.00- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ANTHONY HATCHELL and JESSICA POIRIER HATCHELL, married to each other (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ANTHONY KEITH HATCHELL and JESSICA LEIGH POIRIER HATCHELL, Trustees of the HATCHELL FAMILY TRUST dated May 29, 2025, and any amendments thereto, being more particularly described as follows:

Being tract #2 of 2 tracts of a survey of parcel 100 on Tax Map 31 in Nashville, Davidson County, Tennessee and bounded on the south by tract #1 of this survey and on the west by the east margin of Interstate Highway 24 (I-24) and White's Creek, on the north by Ingram Road, property belonging to Caitlyn Durning of record in Deed 20161114-0119631 in the Register's Office of Davidson County (R.O.D.C.), property belonging to Elizabeth Hendrix of record in Deed 20140520-0043238 in the R.O.D.C., property belonging to Larry Hudgins of record in Deed 20000125-0008066 in the R.O.D.C., and property belonging to

the Hudgins Family Trust of record in Deed 20080128-0008844 in the R.O.D.C. and on the east by property belonging to Charles Vaughn of record in Deed 200707110082541 and more specifically described as follows:

Beginning on a concrete R.O.W. monument on the east margin of 1-24 and the R.O.W. fence at the southwest corner of the herein described tract #2 and a northwest corner of tract #1 of this survey; thence with the east margin of 1-24, N-OIO 40' 25"- E, 31.28' to another concrete R.O.W. monument by the RO.W. fence; thence N-030 27' 38"-W, 85.06' to a point on the 1-24 east R.O.W. margin; thence N080 53' 33"-W, 237.14' to a 3 inch terminal steel fence post anchored in the southeast concrete wing wall of the 1-24 bridge over White's Creek; thence N-060 26' 12"-W, 41.04' to a point in the center of White's Creek; thence with the center line of White's Creek the following; N260 21' 27"-E, 162.78' to a point and being N-380 13' 53"-W, 24.18' from a 16" witness Cherry tree; thence N-040 26' 27"-W, 112.33' to a point and being N-820 09' 20"-W 38.78' from an 18" witness Walnut tree; thence N-190 34' 32"-E, 156.73' to point; thence N-OOO 57' 20"-E, 114.71' to a point being S-460 47' 28"-W 39.11' from a 24" witness Osage Orange (Bodock) tree; thence N-160 15' 04"-W, 79.67' to a point; thence N-030 14' 33"-E, 132.59' to a point, being N-500 58' 15"-W, 41.15' from a 12" witness Bodock tree; thence N 0l0 12'03"E, 117.86' to a point, being S-870 11' 48"-W 25.02' from an 18' witness Bodock tree; thence N-140 28' 39"-W, 137.42' to a point, being S-650 50' 11"W 63.32' from an 18" witness Hackberry tree; thence N-190 54' 06"-E, 197.94' to a point in the center of White's Creek at the south margin of Ingram Road; thence leaving 'White's Creek with the south margin of Ingram Road, S-640 58' 37"-E 44.56' to an iron pin set about 1.50' south of an electric utility pole; thence S-640 58' 37'1-E 279.22' (a total of 323.78' from the center of White's Creek) to an iron pin set on said south margin; thence around a curve to the left with a radius of 374.90' an arc distance of 274.04', a chord distance of 267.98' and a chord bearing S-880 50' 02"-E to an iron pin set on the south margin of Ingram Road; thence N-720 25' 20"-E, 191.42' to an iron pin set on the south margin of Ingram Road at the northwest comer of the McGill One Lot subdivision; thence leaving the south margin of Ingram Road S-040 04' 09"-E 245.80' to an iron pin set in the west line of the aforesaid subdivision; thence S-27 0 25' 35"- E, 245.03' to an existing iron pin, thence N-61 0 09' 10"-E, 150.08' to an existing iron pin at the southeast comer of said one lot subdivision; thence N-11O 00' 55"-W, 454.50' to an iron pin set on the south margin of Ingram Road, thence N-700 16' 13"-E, 123.01' with the south margin to an iron pin set on said margin; thence around a curve to the right with a radius of 315.82', an arc distance of 138.84', a chord distance of 137.73' and a chord bearing N-820 42' 53"-E, to an iron pin set on said south margin; thence around a curve to the left with a radius of 1608.1O', an arc distance of 148.59', a chord distance of 148.54 and a chord bearing S-870 22'03"-E to an iron pin set on the south margin of Ingram Road at the northwest comer of Hendrix Property; thence leaving the south margin of Ingram Road with Hendrix's line S-020 01? 50'- W, 54.36' to an iron pin set in the west line of Hendrix, thence S-21 0 18' 56"-E, 202.91' to an iron pin set by a 10" Cedar; thence S-890 51' 45"-E, 115.94' to an iron pin set by a 16" Ash; thence N-4ff 49' 32"-E, 75.97' to an iron pin set by a 24" Cedar; thence N- 20 0 49' 09"-E, 128.87' to an 18" Elm; thence N060 35' 18"-W, 92.16' to a point in the center of a branch on the south margin of Ingram Road, thence with said margin around a curve to the right with a radius of 1962.86', an arc distance of 339.91', a chord distance of 339.48' and a chord bearing S-890 57' 24"-E to an iron pin set on said south margin; thence N-89 0 44' 48"-E, 92.15' to an iron pin set on said south margin at the comer of Hudgins; thence leaving the south margin of Ingram Road with Hudgin's lines S-06 0 17' 23" W, 54.51 to a point in the center of a branch; thence N-840 34' 15"-E, 97.20' to an iron pin set in a fence; thence N-72 0 58' 43"-E, 133.16' to an

iron pin set by a stone; thence S-07 0 36' 01"-W, 568.63' to an iron pin set by an 18" Maple; thence S-13 0 40' 00"-W, 361.17' to an iron pin set by a stone in a fence; thence S-090 45' 56"-W, 874.64' to an iron pin set at the southeast comer of tract #2 of this survey and the northeast comer of tract #1 of this survey; thence N-82 0 54' 43"-W, 1070.77' to an iron pin set approximately forty (40) to fifty (50) feet southwest of a small pond; thence N-46 0 24' 03"-W, 959.32' to an iron pin set in the center line of a dirt and gravel access road; thence with the center line of this access road S-210 42' 46"-W, 172.39' to an iron pin set, thence S-25 0 02' 38"-W, 232.93' to a railroad spike set; thence S-200 15' 05"-W, 155.51' to a railroad spike set in the center line of the access road; thence S-800 29' 03"-W, 29.86' to a concrete R.O.W. monument, the point of beginning and containing 69.78 acres, more or less, according to a survey by Galyon Northcutt Surveying, dated October 14, 2020.

This property is subject to a twenty-five (25) ingress/egress easement centered on a dirt and gravel access road extending from Ingram Road on the north to the end of Westcap Road on the south. The aforesaid ingress/egress easement and access road is to be maintained jointly by the owners of tracts #1 and #2 of this survey.

There exists an 80' X 159' permanent drainage easement extending 75' in each direction north and south from a point in the center of White's Creek and at the east margin of I-24 and extending approximately 80' easterly from said margin.

Being the same property conveyed to ANTHONY HATCHELL and JESSICA POIRIER HATCHELL, married to each other, from ELIZABETH A. HENDRIX and WILLIAM H. MCGILL JR, Co-Trustees of the McGill Sr. Family Trust, by Warranty Deed of record in Instrument 20210104-0000396, Register's Office for Davidson County, Tennessee.

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.

Easement for the flow of the waters of the Whites Creek River (or creek), and the rights of the public therein.

The legal description is taken from the prior deed of record. The improved property is known as: 2115 Ingram Road, Whites Creek, Tennessee 37189.

This conveyance is subject to all restrictions, casements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable. 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 Grantors have caused this instrument to be executed on this August 11, 2025.

ANTHONY HATCHELL

JESSICA POIRIER HATCHELL

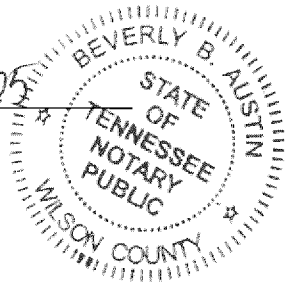
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY HATCHELL and JESSICA HATCHELL with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 11 2025.

NOTARY PUBLIC

My Commission Expires: 09-23-2025



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 August 11, 2025

8/15/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 15th day of August, 2025.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027