Karen Johnson Davidson County
Batch# 1312885 DEEDQC
08/20/2025 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066750

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 11, 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:
GOLDEN ROAD LLC		
111 Fern Avenue	SAME AS NEW OWNER	044 14 0 068.00 053 02 0 079 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, JESSICA LEIGH POIRIER HATCHELL and husband, ANTHONY K. HATCHELL (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 GOLDEN ROAD LLC (Grantee) a Tennessee limited liability company, being more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the former railroad spur right-of-way serving Xenon, Inc. and being bounded on the north by lots 113 and 114, Section One, Rolling Green Subdivision of record in Book 1424, page 75, on the east by Fowler Street; on the south by Lot 309, Section 2, Rolling Green Subdivision of record in Book 1835, page 29, on the west by Seaboard System Railroad (formerly Louisville and Nashville Railroad) and being more particularly described according to a survey performed by Morrow & Associates, Inc. and dated March 7, 1986.

Beginning at a concrete monument in the west right-of-way line of Fowler Street, said monument being the northeast corner of Lot 309, Section 2, Rolling Green Subdivision;

Thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 deg. 31 min. 09 sec. the chord of which is north 89 deg. 08 min. 20 sec. west, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with lot 309 in the east right-of-way line of Seaboard System Railroad;

Thence with the east right-of-way line of Seaboard System Railroad on a curve to the left, the radius of which is 1362.70 feet, the central angle of which is 04 deg. 21 min. 25 sec., the chord of which is north 34 deg. 48 min. 36 sec. west, 103.60 feet, along the curve distance of 103.62 feet to a point, a corner in the west line of Lot 113, Section One, Rolling Green Subdivision and in the east right-of- way line of Seaboard System Railroad;

Thence with Lot 113 and passing a common corner of Lots 113 and 114 on a curve to the left, the radius of which 412.00 feet, the central angle of which is 44 deg. 48 min. 19 sec., the chord of which is south 81 deg. 56 min. 39 sec. east, 314.04 feet, along the curve distance of322.18 feet to a point, a corner common with Lot 114 in the west right-of-way line of Fowler Street;

Thence with the west right-of-way line of Fowler Street, South 34 deg. 32 min 27 sec. east, 55.11 feet to the point of beginning containing 16,247 square feet (0.37 acres, more or less).

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 113 and 114 on the Map of Section I, Rolling Green Subdivision, as of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Fowler Street at the corner of Lots Nos. 112 and 113; thence with the margin of said Street & continuing SE 4.8 feet to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right- of-way of Tennessee Central Railroad; thence with said right of way northwesterly 131.3 feet to the corner of Lots Nos. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

TRACTS I AND II are further described according to Survey No. 01078(c) dated 4/25/01, last revised 5/9/01, prepared by Crawford Land Surveyors, Inc., as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the east by Fowler Street on the south by Teresa C. Marthel Property on the west by CSX Railroad and the North by Leonard B. Voss and being more particularly described as follows:

BEGINNING at a Concrete monument in the westerly margin of Fowler Street, and at the Southeast corner of subject property Thence along or near the line of Teresa C. Marthel northerly line as recorded in Deed Book 8350, Page 846, R.O.D.C. a curve to the right having a central angle of 37 deg. 52' 14", a radius of 440.30 feet and a chord of North 88 deg. 51' 15" West, 285.76 feet, for an arc length of 291.02 feet, to an iron pin set in the Northwest corner of Marthe! Property and the easterly margin of CSX Railroad;

Thence with the easterly margin of said Railroad and with a curve to the right having a central angle of04 deg. 13' 08", a radius of 1696.50 feet and a chord of North 34 deg. 58' 45" West, 124.89 feet, for an arc length of 124.92 feet to an existing iron pin in the Easterly margin of CSX Railroad and the Southwesterly corner of Leonard B. Voss property as recorded in Deed Book 4364, Page 912, R.O.D.C:

Thence leaving said railroad along or near the southerly line of Voss property North 59 deg. 17' 10" East, a distance of 229.19 feet to an existing iron pin in the westerly margin of Fowler Street;

Thence with the westerly margin of said Road and with a curve to the left having a central angle of 12 deg. 07' 13", a radius of 1025.00 feet and a chord of South 34 deg. 41' 52" East, 216.42 feet, for an arc length of 216.83 feet, to an iron pin set;

Thence South 34 deg. 32' 27" East, passing thru a railroad spike at 4.80' for a total of 59.91 feet to the point of Beginning. Containing 49,935 Square Feet or 1.15 Acres, more or less.

Being the same property conveyed to JESSICA HATCHELL and ANTHONY HATCHELL, wife and husband, from JESSICA HATCEHLL F/K/A JESSICA POIRIER, by Quitclaim Deed of record in Instrument 20171030-0111146, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

This conveyance is made subject to:

1. State and County taxes for the current and subsequent years.
2. All matters appearing on the Plan of record as Book 1424, pages 75 and 76, Register's Office for Davidson County, Tennessee.
3. Terms and Conditions of Agreement of record in Book 1578, page 555, Register's Office for Davidson County, Tennessee.
4. Rights of the Tennessee Central Railroad or its successors in interest in and to the use of a spur track and its right of way.

This conveyance is further made subject to any and all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The improved property is known as: 1116 Fowler Street and 0 Fowler Street, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this August 11, 2025.

JESSICA LEIGH POIRIER HATCHELL

ANTHONY K. 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 JESSICA LEIGH POIRIER HATCHELL and ANTHONY K. 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

BEVERLY B. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 06-27-2029