Karen Johnson Davidson County
Batch# 1328651 DEEDQC
10/01/2025 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20251001-0078128

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of October, 2025.

Russell J. McCann STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:
J. George Athanasakes
Peggy A. Athanasakes
17048 Ashburton Drive
Louisville, KY 40245

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
part of 015-00-0-029.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Ronald Charpentier and Willie Charpentier, husband and wife, Grantors, hereby quitclaim and conveys all of their undivided right, title and interest in the hereinafter described property to J. George Athanasakes and Peggy A. Athanasakes, husband and wife, Grantees. Land in Davidson County, Tennessee, described as follows:

See attached Exhibit A.

Being part of the property conveyed to Ronald Charpentier and Willie Charpentier, husband and wife, by Warranty Deed from Morgan Road Ventures, LLC, of record in Instrument No. 20250523-0040828, dated May 23, 2025, in the Register's Office for Davidson County, Tennessee. As corrected by Instrument of Record as Instrument No. 20250721-0057171, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of October, 2025.

Ronald Charpentier

Willie Charpentier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ronald Charpentier and Willie Charpentier**, with whom I am personally acquainted (or who proved to me their identity 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, this 1st day of October, 2025.

Notary Signature
My commission expires:

Russell J. McCann STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

File #: 25-133

Exhibit A

Morgan Road Ventures, LLC
5.96 Acres-Lot 7

Commencing at an Iron Pin Set (IPS) on the west Right of Way of Wilkinson Road, at the eastern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, Register's Office Davidson County (R.O.D.C.); thence, leaving Chase and Adams with the west R.O.W. of said road, the following calls: S 09°59'39" E, a distance of 103.31' to a Point; with a curve turning to the right with an arc length of 80.28', with a radius of 2850.00', with a chord bearing of S 09°11'14" E, with a chord length of 80.27' to a Point; S 08°22'50" E, a distance of 78.89' to a Point; with a curve turning to the left with an arc length of 131.47', with a radius of 355.00', with a chord bearing of S 18°59'24" E, with a chord length of 130.72' to a Point; with a compound curve turning to the left with an arc length of 89.75', with a radius of 634.94', with a chord bearing of S 33°38'57" E, with a chord length of 89.68' to a Point; S 37°41'55" E, a distance of 120.97' to an IPS; S 37°41'55" E, a distance of 11.11' to a Point; with a curve turning to the right with an arc length of 39.36', with a radius of 15079.98', with a chord bearing of S 37°37'26" E, with a chord length of 39.36' to an IPS; with a curve turning to the right with an arc length of 76.22, with a radius of 15079.98', with a chord bearing of S 37°24'15" E, with a chord length of 76.22 to a Point; S 37°15'32" E, a distance of 201.07' to an IPS; with a curve turning to the right with an arc length of 249.92', with a radius of 1550.00', with a chord bearing of S 32°33'19" E, with a chord length of 249.65' to a Point; S 27°56'10" E, a distance of 59.81' to a Point; with a curve turning to the left with an arc length of 16.24', with a radius of 2279.75', with a chord bearing of S 28°08'24" E, with a chord length of 16.24'to an IPS; with a reverse curve turning to the right with an arc length of 50.01', with a radius of 5620.17', with a chord bearing of S 28°58'21" E, with a chord length of 50.01'to an IPS; with a reverse curve turning to the left with an arc length of 8.43', with a radius of 2260.52, with a chord bearing of S 29°42'24" E, with a chord length of 8.43' to a Point; S 29°48'46" E, a distance of 41.57' to the Point of Beginning, at an IPS; thence, continuing with said road, the following calls: S 29°48'46" E, a distance of 147.38' to a Point; with a curve turning to the right with an arc length of 127.78', with a radius of 295.00', with a chord bearing of S 17°24'13" E, with a chord length of 126.79' to a Point; S 04°59'40" E, a distance of 136.82' to a Point; with a curve turning to the right with an arc length of 93.81', with a radius of 500.00', with a chord bearing of S 00°22'50" W, with a chord length of 93.67' to a Point; S 05°45'20" W, a distance of 80.01' to an IPS; thence, leaving said road and with a new Morgan Road Ventures, LLC severance line, the following calls: N 73°59'21" W, a distance of 287.51' to an IPS; N 85°04'23" W, a distance of 234.74' to an IPS; S 55°07'11" W, a distance of 133.04' to a an IPS; S 74°03'53" W, a distance of 143.66' to a an IPS in the center of a 30' Ingress-Egress Easement; thence, with said 30' Easement and continuing with said severance line, N 13°53'50" W, a distance of 185.85' to an IPS; thence, leaving said 30' Easement and continuing with said severance line, N 60°11'07" E, a distance of 792.61' to the Point of Beginning. Containing 5.96 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on March 26th, 2025.

The above described property is conveyed subject to and benefiting from the following Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record as Instrument No. 20250523-0040828, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at an Iron Pin Found (IPF) on the north Right of Way of Morgan Road, at the southwest corner of Mellisa Ellison, as recorded in Instrument #20201231 0154959, see also Plat Book #20040927 0115999, Register's Office Davidson County (R.O.D.C.); thence, leaving Ellison and with the north Right of Way of said road, with a curve turning to the right with an arc length of 48.27', with a radius of 660.28', with a chord bearing of S 75°57'27" E, with a chord length of 48.26' to the Point of Beginning; Said Point being the center of the 30' Easement being described; thence, leaving said road and with the center of the Easement being described, the following calls: N 07°24'53" E, a distance of 321.70' to a Point; N 14°52'29" E, a distance of 135.69' to a Point; N 35°15'41" E, a distance of 60.34' to a Point; N 02°49'35" E, a distance of 58.87' to a Point; N 13°53'50" W, a distance of 235.82' to a Point at the Terminus of the 30' Easement being described, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on March 26th, 2025.

Certificate of Authenticity

I, Alicia Hamilton, 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

10/1/25.
Date

Affiant Signature

10-1-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of October, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON