Karen Johnson Davidson County
Batch # 1371042 DEEDQC
01/20/2026 09:53:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260120-0004285

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Robert M. Albright & Kelly P. Albright (NAME)	Same as New Owner (NAME)	0058 00 0 250.00
4650 Eatons Creek Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Robert M. Albright and Kelly P. Albright, husband and wife**, Grantor(s), does hereby quitclaim and convey unto **Robert M. Albright and Kelly P. Albright, husband and wife** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson Tennessee, as follows:

Being a portion of a parcel of land lying in the 1st Council District of Davidson County, Tennessee, as shown as Parcel Identification Number 05800005200 in said County. Said portion of parcel being the Robert M. & Kelly P. Albright property as recorded in sale instrument Number DB-20100728 0059114 at the Register's Office of Davidson County, Tennessee. Said portion of parcel can be generally described as lying South of Mccool Road, West of Drakes Branch Road, North of Briley Parkway & East and adjacent to Eaton's Creek Road and can be more specifically described as follows:

Beginning at a magnetic nail found in the center of Eatons Creek Road and having Tennessee State Plane Coordinates (NAD 83/GRID NORTH) with a Northing of 692364.121 and an Easting of 1712483.102. Said nail being the Northwest corner of the herein described parcel of land and further lying S23 degrees 44' 39" E a distance of 3,041.6', more or less, from the centerline intersections of said Eatons Creek Rd & Mccool Rd.

Thence, leaving said centerline the following four calls with each ending at a 1/2" iron pin set (Capped "Meeks 2790"): N 76 degrees 17' 01" E a distance of 641.06';

Thence, S 82 degrees 47' 20" E a distance of 150.38'. Said pin being the Northeast corner of the herein described parcel of land and a point in the Western edge of Tax Map 48, Parcel 44.00;

Thence, S 02 degrees 59' 29" W a distance of 422.42' to the Southeast corner of the herein described parcel of land;

Thence, N 83 degrees 32' 46" W a distance of 211.57';

Thence, on a New Severance Line N 69 degrees 48' 41" W a distance of 570.54' to a found magnetic nail in said centerline of road with a metal disc labeled "Roberts".

Thence, continuing with said centerline N 03 degrees 32' 12" W a distance of 68.17' to the Point of Beginning. Containing 217,809.8 square feet or 5.00 acres, more or less. Together with and subject to any conveyances, covenants, easements, right of ways, or restrictions that are of record and not of record. This description was written by Joshua A. Meeks (PN RLS #2790) and is based off a survey conducted 6-23-18.

Being a portion of the property previously conveyed to Robert M. Albright and Kelly P. Albright by Special Warranty Deed dated June 10, 2010 from William Patton, Jr, recorded July 28, 2010 in Instrument No. 20100728-0059114, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert M. Albright and Kelly P. Albright by quitclaim Deed dated July 31, 2018 and recorded August 2, 2018 in Instrument No. 20180802-0076012, in the Register's Office for Davidson County, Tennessee.

Also included in this conveyance is an ingress-egress and utility easement which runs across an existing driveway and described as follows:

Beginning at the intersection of the centerline of the existing driveway and the right of way of Eatons Creek Road, thence running parallel with the centerline of the existing driveway, extending 25' on either side of the centerline of said driveway for a total width of 50' as it runs across property owned by the Grantors of record in Instrument No. 20180802-0076012, and Instrument No. 20100728-0059114, in the Register's Office of Davidson County, Tennessee, being further identify as MP 058 00 0 052.00, 058 00 0 05100, 048 00 0 044.00, and 058 00 0 250.00.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 4650 Eatons Creek Road Nashville, Tennessee 37218

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 30 day of December, 2025.

Affiant

My commission expires: 5/24/28
(Affix Seal)

Notary Public

JAMIE LM CLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

Witness my hand this 30 day of December, 2025.

Robert M. Albright

Kelly P. Albright

STATE OF TENNESSEE
COUNTY OF Sumner

On this 30 day of December, 2025, before me personally appeared, Robert M. Albright and Kelly P. Albright to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 30 day of December, 2025.

Notary Public

My Commission Expires: 5/24/28

JAMIE LM CLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028