THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Russell Landon Darnell
Kelley A. Darnell
405 Neals Lane
Gallatin, TN 37066

MAP: 005-00-0
PARCEL: 004.00

Karen Johnson Davidson County
Batch # 1395040 DEEDQC
03/19/2026 09:46:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260319-0021880

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Rob Darnell, Grantor, by these presents do hereby quitclaim and convey unto Russell Landon Darnell and wife, Kelley A. Darnell, Grantee, their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

PROPERTY LOCATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PART OF PARCEL 4.00 ON DAVIDSON COUNTY PROPERTY MAP 5. BEING SHOWN AS THE CHURCH TRACT ON A SURVEY BY C&K SURVEYORS, L.L.C. DATED DECEMBER 26, 2013, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHERNMOST CORNER OF THE HEREIN-DESCRIBED TRACT. SAID PIN BEING LOCATED N 17°36'20" E - 198.28' FROM A FENCE CORNER AT THE SOUTHWEST CORNER OF TRACT 2 OF SAME SURVEY AND THE SOUTHEAST CORNER OF THE CATHY SEWELL PROPERTY OF RECORD IN INSTRUMENT NO. 20070924-0113515, R.O.D.C., TN. THENCE, FROM SAID POINT OF BEGINNING, N 30°06'56" W - 125.00' TO AN IRON PIN SET; THENCE N 59°01'14" E - 330.00' TO AN IRON PIN SET; THENCE S 30°06'56" E - 125.00' TO AN IRON PIN SET; THENCE S 59°01'14" W - 330.00' TO THE POINT OF BEGINNING, CONTAINING 41,255 SQUARE FEET, OR 0.947 ACRES, TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS .AND EGRESS TO SAID PARCEL OVER AN EXISTING PRIVATE DRIVE ACROSS THE PROPERTY CONVEYED.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROB DARNELL AND WIFE, CAYE DARNELL BY DEEDS OF RECORD IN INSTRUMENT NOS. 20001120-0114276 AND 20010618-0064471, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CAYE DARNELL, NOW DECEASED, HAVING DIED ON APRIL 13, 2018.

This is (X) improved ( ) unimproved property known as: Greenbrier Rd., Joelton, TN 37080.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 18 day of March, 2026.

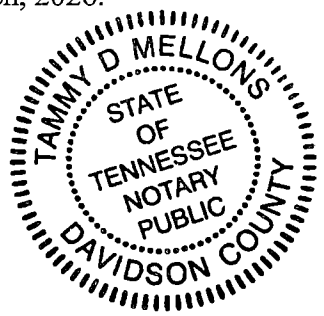
Rob Darnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rob Darnell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2026.

Notary Public
My Commission Expires: 11/8/2027



The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Karen Heavener
Affiant

Sworn and subscribed before me, this the 18th day of March, 2026.

Tammy D. Mellons
Notary Public
My Commission Expires: 11/8/2027

