Karen Johnson Davidson County
Batch# 1396477 DEEDQC
03/24/2026 09:43:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260324-0023216

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:	STATE OF TENNESSEE
Signature Title Services, LLC **1517 Hunt Club Blvd., Ste 200** **Gallatin, TN 37066** THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BE ME, THIS 23 DAY OF March, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: 10/24/2028

Address of New Owner:
Robert P. Pulliam
4205 Hillsboro Pike #101
Nashville, TN 37215

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
P/O 169-00-0-037.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert P. Pulliam, an unmarried man,** herein called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Robert P. Pulliam, an unmarried man** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 0 Hester Beasley Rd, Tract 3, Nashville, TN 37221.

WITNESS our hands this 20 day of March, 2026.

Robert P. Pulliam

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert P. Pulliam, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 20 day of March, 2026.

Notary Public

My commission expires:

CHINA HENDRIX
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 3/4/30
COUNTY OF DAVIDSON

EXHIBIT A

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD, RUNYEON AND HAMM, GP, THE RONALD & LINDA SUE SIMMONS LIVING TRUST, THE RBF LIVING FAMILY TRUST ON THE EAST; HESTER BEASLEY ROAD ON THE SOUTH; ROBERT P. PULLIAM'S LOT 1 SUBDIVISION AND ROBERT P. PULLIAM'S REVISED TRACT 1 ON THE WEST; JOHN R. NANCE, JR., JESUS CHRIST FELLOWSHIP MINISTRIES AND THE RBF LIVING FAMILY TRUST ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

COMMENCING AT AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" IN THE EAST LINE OF ASTER SPRINGS TENNESSEE, LLC (REF. INSTRUMENT #20250408-026810 R.O.D.C.- PROPERTY MAP 16 PARCEL 23) THENCE WITH ASTER SPRINGS' EAST LINE S10°32'31"W 28.37' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD N72°18'42"E 104.17' TO A POINT, THE TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING WITH THE COMMON LINE OF LOT 1 OF ROBERT P. PULLIAM SUBDIVISION AND THE ABOVE TRACT FOLLOWING THE CENTER OF SAID 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT N05°17'49"E 37.11' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N52°53'04"E 102.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N40°30'54"E 41.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N29°34'53"E 66.15' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N34°11'25"E 54.74' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N39°20'48"E 59.53' TO AN EXISTING MAG NAIL; THENCE N25°02'17"E 62.71' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N14°39'04"E 90.34' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N09°35'43"E 85.26' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N17°01'38"E 68.12' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N13°55'50"E PASSING THE LOT 1 OF ROBERT P. PULLIAM SUBDIVISION AT 47.49' IN ALL 107.22' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE WITH ROBERT PULLIAM'S TRACT 1 (6.72 ACRES), N24°46'07"E 114.78' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N45°30'53"E 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE LEAVING THE EASEMENT WITH A NEW LINE N04°00'21"W 595.93' TO AN EXISTING ½" IRON PIN IN THE WEST LINE OF RUNYEON & HAMM (REF. INSTRUMENT# 20260227-0015733 R.O.D.C.- PROPERTY MAP 169 PARCEL 34; THENCE FIRST WITH RUNYEON & HAMM THEN WITH THE RONALD RUNYEON & LINDA SUE SIMMONS TRUST (REF. INSTRUMENT #20240925-0074454 R.O.D.C.- PROPERTY MAP 169 PARCELS 72 &35) WITH THE GRAVEL DRIVE/30' EASEMENT S28°14'52"E 49.25' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S04°52'23"E 157.35' TO AN EXISTING ½ IRON PIN IN SAID GRAVEL DRIVE; THENCE CONTINUING WITH THE GRAVEL DRIVE/30' EASEMENT S02°00'42"E 83.69' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE FIRST WITH RUNYEON AND THEN WITH THE RBF FAMILY TRUST (REF. INSTRUMENT #20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 88); WITH THE GRAVEL DRIVE/30' EASEMENT S07°43'30"E 156.09' TO AN

EXISTING ½" IRON PIN "CHAPDELAINE" IN THE GRAVEL DRIVE, THE NORTHWEST CORNER OF RUNYEON & HAMM GP. (REF. INSTRUMENT 20230117-003204 R.O.D.C.- PROPERTY MAP 169 PARCEL 86); THENCE S00°12'22"E 118.14' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" (LOCATED S24°10'23"W 22.88' FROM AN EXISTING IRON PIPE)IN THE WEST LINE OF JOHN R. NANCE, JR. (REF. INSTRUMENT# 20190829-0087477 R.O.D.C.- PROPERTY MAP 169 PARCEL 76) AND THE CENTER OF A SECOND 30' NON-EXCLUSIVE INGRESS- EGRESS AND UTILITY EASEMENT; THENCE WITH NANCE'S WEST LINES AND THE CENTER OF AN OLD GRAVEL DRIVE/ 30' EASEMENT, S21°14'01"E 64.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S24°14'01"E 64.80' TO AN EXISTING ½" IRON PIN (BENT), THE NORTHWEST CORNER OF JESUS CHRIST FELLOWSHIP (REF. INSTRUMENT# 20051227-015429- PROPERTY MAP 169 PARCEL 77); THENCE WITH THE FELLOWSHIP'S WEST LINE AND THE CENTER OF SAID DRIVE/30' EASEMENT S14°33'05"E 142.28' TO AN EXISTING P.K. NAIL, THE NORTHWEST CORNER OF THE RBF LIVING FAMILY TRUST (REF. INSTRUMENT# 20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 36); THENCE WITH RGF'S WEST LINES AND 30' EASEMENT, S17°29'39"E 32.76' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S39°34'17"E 67.29' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S43°00'02"E PASSING AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" (N:618949.89 E:1676936.65) AT 107.04' IN ALL 133.05' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 23°33'07" RADIUS=106.69' ARC=43.86' CHORD= S44°46'35"W 43.55' TO A POINT; THENCE S56°33'08"W 94.41' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=27°28'56" RADIUS= 368.04' ARC= 176.54' CHORD= S42°48'39"W 174.85' TO A POINT; THENCE S29°04'09"W 66.69' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=42°30'21" RADIUS= 284.03' ARC= 209.90' CHORD= S51°08'27"W 205.15' TO A POINT; THENCE S72°18'42"W 279.13' TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. NO. 1444, 7376 WALKER ROAD, FAIRVIEW TENNESSEE 37062 AND DATED MARCH 18, 2026.

BEING A PORTION OF ROBERT PULLIAM'S TRACT 1 AND ALL OF TRACT 3 OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO ROBERT P. PULLIAM, AN UNMARRIED MAN FROM DAVID EDWARD BRADO AND MARISSA JOY CHILDERS, HUSBAND AND WIFE, AS RECORDED IN INSTRUMENT # 20220126-009633 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. (JOB#8635)

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM HESTER BEASLEY ROAD THROUGH LOT 1 OF ROBERT P. PULLIUM SUBDIVISION AND TRACT 1 OF THE ROBERT P. PULLIAM PROPERTY AND THE ABOVE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" IN THE EAST LINE OF ASTER SPRINGS TENNESSEE, LLC (REF. INSTRUMENT #20250408-026810 R.O.D.C.- PROPERTY MAP 16 PARCEL 23) THENCE WITH ASTER SPRINGS' EAST LINE S10°32'31"W 28.37' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD N72°18'42"E 104.17' TO A POINT, THE TRUE POINT OF BEGINNING OF AN EXISTING NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT AS RECORDED IN DEED BOOK 6491 PAGE 110 R.O.D.C:

FROM THE TRUE POINT OF BEGINNING WITH THE CENTER OF SAID 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT **(A)** FOR THE FOLLOWING 10 CALLS TO N05°17'49"E 37.11' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N52°53'04"E 102.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N40°30'54"E 41.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N29°34'53"E 66.15' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N34°11'25"E 54.74' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N39°20'48"E 59.53' TO AN EXISTING MAG NAIL; THENCE N25°02'17"E 62.71' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N14°39'04"E 90.34' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N09°35'43"E 85.26' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N17°01'38"E 68.12' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N13°55'50"E PASSING LOT 1 OF ROBERT P. PULLIAM SUBDIVISION AT 47.49' IN ALL 107.22' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE WITH ROBERT PULLIAM'S REVISED TRACT 1 (6.72 ACRES), N24°46'07"E 114.78' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N45°30'53"E 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N27°07'15"E 43.01' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN THE WEST LINE OF JOHN R. NANCE, JR. (REF. INSTRUMENT # 20190829-0087477 R.O.D.C.- PROPERTY MAP 169 PARCEL 76); AND THE CENTER OF A SECOND 30' NON-EXCLUSIVE INGRESS- EGRESS AND UTILITY EASEMENT **(B)**; THENCE CONTINUING WITH THE CENTER OF THE NON-EXCLUSIVE 30' INGRESS-EGRESS AND URILITY EASEMENT **(A)**, FIRST WITH NANCE AND THEN WITH RUNYEON & HAMM, GP, (REF. INSTRUMENT # 2023117-003204 R.O.D.C.- PROPERTY MAP 169 PARCEL 86) N00°12'22"W 118.14' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE SOUTHWEST CORNER OF THE RBF LIVING FAMILY TRUST (REF. INSTRUMENT# 20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 88); THENCE FIRST WITH THE RBF FAMILY TRUST AND THENCE WITH THE RONALD RUNYEON & LINDA SUE EVANS LIVING TRUST (REF. INSTRUMENT# 20240925-0074454 R.O.D.C.- PROPERTY MAP 169 PARCELS 35 & 72), N07°43'30"W 156.06' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N02°00'42"W 83.69' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N04°52'23"W 157.35' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN RUNYEON AND HAMM, GP'S WEST LINE (REF. INSTRUMENT# 20260227- 0015733 R.O.D.C.- PROPERTY MAP 169 PARCEL 34); THENCE N28°14'52"W 49.25' TO AN EXISTING ½" IRON PIN "CHAPDELAINE".

FROM THE POINT OF BEGINNING OF THE NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT **"B"** WITH THE AFOREMENTIONED NANCE'S WEST LINES AND THE CENTER OF AN OLD GRAVEL DRIVE/ 30' EASEMENT, S21°54'08"E 36.68' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S21°14'01"E 64.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S24°14'01"E 64.80' TO AN EXISTING ½" IRON PIN (BENT), THE NORTHWEST CORNER OF JESUS CHRIST FELLOWSHIP (REF. INSTRUMENT# 2010829-015429- PROPERTY MAP 169 PARCEL 77);

THENCE WITH THE FELLOWSHIP'S WEST LINE AND THE CENTER OF SAID DRIVE/30' EASEMENT S14°33'05"E 142.28' TO AN EXISTING P.K. NAIL, THE NORTHWEST CORNER OF THE RBF LIVING FAMILY TRUST (REF. INSTRUMENT# 20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 36); THENCE WITH RGF'S WEST LINES AND 30' EASEMENT, S17°29'39"E 32.76' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S39°34'17"E 67.29' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S43°00'02"E PASSING AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" (N:618949.89 E:1676936.65) AT 107.04' IN ALL 133.05' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD.

BEING A PORTION OF THE SAME PROPERTY COVEYED TO ROBERT P PULLIAM, AN UNMARRIED MAN, BY WARRANTY DEED FROM DAVID EDWARD BRADO AND MARISSA JOY CHILDERS, HUSBAND AND WIFE, DATED JANUARY 14, 2022, OF RECORD IN INSTRUMENT NO. 20220126-0009633, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Kristen Traini, 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 3/20/2026
Date

Affiant Signature

3/23/2026
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 23 day of March, 20 26.

Notary's Signature

My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

