Map and Parcel Number: 154 00 0 287.00

Karen Johnson Davidson County
Batch # 1399840 DEEDQC
03/31/2026 11:24:12 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20260331-0025505

QUITCLAIM DEED

Address of New Owner

James P. Guenther
5076 Pine Hill Rd
Nashville, Tennessee 37221

Send Tax Bills To:

SAME

This Instrument Prepared By:

James D. Jordan
Guenther, Jordan & Price, Attorneys
PO Box 969
Springfield, TN 37172

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 31st day of March, 2026.

TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public

My Commission Expires July 18, 2028

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is now acknowledged, I, James P. Guenther, the surviving spouse of Patricia Burress Guenther, being married to her at the time of her death, do quitclaim to James D. Jordan, Trustee, his successors and assigns, all of my right, title, and interest in and to the following described tract or parcel of land in Davidson County, Tennessee.

A tract of land which was conveyed by Patricia Burress Guenther, grantor, to James P. Guenther and wife, Patricia Burrress Guenther, grantees, for the purpose of creating ownership of the property described therein in James P. Guenther and wife, Patricia Burress Guenther (now deceased) as tenants by the entireties by deed dated July 27, 2017 with the Instrument Number 20170803-0079145 Register's Office of Davidson County, that description being:

> A tract of land in the 9th Civil District of Davidson County, Tennessee, generally bordered on the south by Pine Hill Road, on the north by Grantee's property, on the west by the Beard-McGavock property and the Dunlap property, and on the east by the Luckett

property, as those properties are later identified, and being part of the property conveyed by John Howard Greer and wife Odetta Greer to Neal W. Carter and wife Ann R. Carter, by deed of record in Book 4102, page 121 Register's Office of Davidson County (RODC), and being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from George V. Crawford, Special Master, by deed of record in Deed Book 5383 page 311 RODC, and being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from Wesley Wallace and wife Estella Wallace by deed noted in Book 107 page 674 and being of record in Deed Book 3674 page 310 RODC, and more specifically described as:

A parcel beginning at a point which is the intersection of the northerly margin of Pine Hill Road and the westerly boundary of the three acre tract conveyed by Neal W. Carter and wife Ann R. Carter to J.D. Luckett and wife Joan L. Luckett by deed of record in Deed Book 4598 page 454 RODC and described by the survey of Hal R. Swann, Jr. dated December 18, 1973 and of record in Deed Book 4954 pages 485 and 486 RODC; thence with the westerly boundary of the Luckett property and the easterly boundary of the parcel being conveyed by this deed, that common boundary line running north 7 degrees 27 minutes east, approximately 330 feet to the southerly boundary of Grantee's property described in the deed from John Howard Greer and wife Odetta Greer to Grantee of record in Deed Book 4894 page 434 RODC; thence with the southerly boundary of Grantee's property and the northerly boundary of the parcel being conveyed by this deed to the southwest corner of Grantee's property, that common boundary line running approximately south 89 degrees 28 minutes west and being a distance of some 460.50 feet; thence with Grantee's westerly boundary on a line called in the survey of Perry A. Chapdelaine, Jr. made March 17, 1983 and used in the Carter to Thornton and Thornton to Beard-McGavock deeds, and in the Carter to Dunlap deeds, these deeds being further described hereafter, as north 17 degrees 8 minutes 33 seconds east, and that same line being called in the Grantee's deed north 3 degrees 45 minutes east, approximately 50 feet to the southeast corner of the property conveyed by Neal W. Carter and wife Ann R. Carter to Johnny H. Dunlap and wife Mary B. Dunlap of record in Deed Book 6853 page 659 RODC; thence with the southerly boundary of the Dunlap property north 72 degrees 51 minutes 27 seconds west 50 feet to the northeast corner of the property conveyed by Neal W. Carter and wife Ann R. Carter to Wade P. Thornton by deed of record in Deed Book 6437 page 51 RODC and subsequently conveyed by Wade P. Thornton and wife Carry Turner Thornton to W. Damon Beard and wife Mary E. McGavock by deed of record in Deed Book 8012 page 401 RODC, this corner marked by an iron pin placed in the survey described in these two said deeds; thence with the Beard-McGavock easterly boundary south 17 degrees 8 minutes 33 seconds west 102.47 feet, thence continuing with the Beard-McGavock easterly boundary south 72 degrees 51 minutes 27 seconds east 50 feet, the northerly half of this unclosed rectangle, that unclosed rectangle measuring 50' x 102.47' by 50', being part of the property conveyed to Neal W. Carter and wife Ann R. Carter from George V. Crawford, Special Master, by deed of record in Deed Book 5383 page 311 RODC, and the southerly half of this unclosed rectangle being part of the

property conveyed to Neal W. Carter and wife Ann R. Carter from Wesley Wallace and wife Estella Wallace by deed noted in Book 107 page 674 and being of record in Deed Book 3674 page 310 RODC; and thence continuing with the Beard-McGavock easterly boundary south 17 degrees 8 minutes 33 seconds west, passing an iron pin at 181.88 feet, to the northerly margin of Pine Hill Road; thence with the northerly margin of Pine Hill Road in an easterly direction to the point of beginning.

All properties referenced above appear as then existing on the "Plat Showing Location of Proposed Roads Running through Pine Lake Community," March 4, 1984 by P.A. Chapdelaine, Jr.

This conveyance is made for the purpose of describing more accurately the parcel identified above according to a new survey described below made by Gregory E. Daniels October 10, 2024.

And now, I, James D. Jordan, Trustee, for the express purpose of carrying out the intent of this conveyance, quitclaim to James P. Guenther, unmarried, his heirs and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:
A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 24-012 and dated 10/10/24, and being more particularly described as follows:

Beginning at an existing iron pin at the southwesterly corner of J.D. Luckett, et ux of record in Deed Book 4720, Page 454 R.O.D.C. TN and the northerly right-of-way of Pine Hill Road (50' R/W by plat) said point being the southeasterly corner the herein described tract; said corner having State Plane Coordinates of N - 626,411.3477 E - 1,670,985.3566 and proceeding,

1. With said northerly right-of-way of Pine Hill Road N 57deg29'43" W 120.38 feet to an iron pin set; thence,

2. With a curve to the left 43.94 feet to an iron pin set; said curve having a radius 633.84, central angle 03deg58'19", tangent 21.98, and chord N 59deg22'01" W 43.93; thence,

3. N 61deg21'10" W 100.00 feet to an iron pin set; thence,

4. With a curve to the left 246.93 feet to an iron pin set; said curve having a radius 264.46, central angle 53deg29'55", tangent 133.29, and chord N 88deg06'10" W 238.06; thence,

5. S 65deg08'50" W 17.08 feet to an iron pin set; thence,

6. With a curve to the right 42.32 feet to an iron pin set on the easterly boundary of Boss Moss Trust of record in Instrument Number 20240909-0069249 R.O.D.C. TN; said curve having a radius 100.00, central angle 24deg14'41", tangent 21.48, and chord S 77deg16'11" W 42.00; thence,

7. With said easterly boundary of Boss Moss Trust N 04deg21'36" E 161.31 feet to an existing iron pin; thence,

8. N 85deg59'12" W 50.13 feet to an existing iron pin; thence,

9. N 04deg26'04" E 102.77 feet to a point on a rock shelf on the southerly boundary of David Dunlap of record in Instrument Number 20221128-0124818 R.O.D.C. TN; thence,

10. With said southerly boundary of David Dunlap, S 86deg27'17" E 50.00 feet to a point on a rock shelf, being the southeast corner of Dunlap and the southwest corner of James P. Guenther et ux of record in Instrument Number 20170803-0079144 R.O.D.C. TN; thence,

11. With said southerly boundary of James P. Guenther, et ux, S 81deg59'26" E 574.83 feet to an existing iron pin at the northwesterly corner of J.D. Luckett, et ux; thence,

12. With the westerly boundary of J.D. Luckett, et ux S 12deg20'31" W 317.42 feet to the point of beginning.

Containing 138,155 square feet or 3.17 acres more or less.

Being all of the same property described in the quitclaim to James D. Jordan, Trustee, above.

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

Dated this 27 day of MARCH, 2026.

James P. Guenther

James D. Jordan, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public for Tennessee, the within named James P. Guenther, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of March, 2026.

J. TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

NOTARY PUBLIC My Commission Expires: July 18, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public for Tennessee, the within named James D. Jordan, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of March, 2026.

TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

NOTARY PUBLIC My Commission Expires: July 18, 2028