Map and Parcel Number: 154 00 0 025.00

Karen Johnson Davidson County
Batch # 1399840 DEEDQC
03/31/2026 11:24:12 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20260331-0025506

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

TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Subscribed and sworn to before me this 27 day of March, 2026.

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 in the 9th Civil District, Nashville, Davidson County, Tennessee described in the deed from Patricia Burress Guenther to James P. Guenther and wife, Patricia Burress Guenther, for the purpose of creating ownership of the property in James P. Guenther and wife, Patricia Burress Guenther as tenants by the entireties dated July 27, 2017 of record in Instrument Number 20170803-0079144 Register's Office of Davidson County, Tennessee.

Land in the 9th Civil District of Davidson County, Tennessee, described, as follows:

Beginning at an iron pin in the center of Polar Creek Road, said point being at the terminus of Griffith Road; thence with the same South 27 degrees 30 minutes East 50.0 feet to a point; thence South 18 degrees East 99.5 feet; thence South 2 degrees 30 minutes East 102.5 feet to an iron pin; thence South 2 degrees 30 minutes East 102.5 feet to an iron pin; thence South 46 degrees 45 minutes West 784.8 feet to a point; thence South 39 degrees 30 minutes East 195 feet to a point; thence South 47 degrees 15 minutes East 289.6 feet to an iron pin; thence South 89 degrees 30 minutes West 878.5 feet to a point; thence North 3 degrees 45 minutes East 1,098.5 feet to a point in the center of Poplar Creek Road; thence with the same North 71 degrees 30 minutes East 597.5 feet to a point; thence Southeasterly around a curve having a radius of 340.00 feet, 247.3 feet to a point; thence South 63 degrees 30 minutes East 308.51 feet to the point of beginning.

The source of Grantor's equitable interest is a deed in which this property was conveyed to Patricia Burress Guenther by John Howard Greer and wife, Odetta Greer, dated February 28, 1975 and of record in Book 4894, Page 434, Register's Office for Davidson County, Tennessee, and the deed, referenced above, from Patricia Burress Guenther, now deceased, to James P. Guenther and wife, Patricia Burress Guenther as tenants by the entireties.

This deed 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 instrument, 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 northeasterly corner of Elizabeth Primeaux of record in Instrument Number 20100225-0014369 R.O.D.C. TN and the westerly right-of-way of Griffith Road; said corner having State Plane Coordinates of N - 627,590.7375 E - 1,671,558.8555 and proceeding,

1. With the easterly boundary of Elizabeth Primeaux S 49deg15'44" W 800.02 feet to an existing iron pin; thence,

2. S 33deg50'00" E 188.68 to an existing iron pin, a corner of Emily & John Lippincott of record in Instrument Number 20230929-0076566 R.O.D.C. TN; thence,

3. With said Emily & John Lippincott S 46deg47'29" E 305.06 feet to an existing T-Post at the northeasterly corner of J.D. Luckett, et ux of record in Deed Book 4598, Page 454 R.O.D.C. TN; thence,

4. With the northerly boundary of J.D. Luckett, et ux N 85deg21'59" W 227.62 to an existing iron pin at the northeasterly corner of James P. Guenther, et ux of record in Instrument Number 20170803-0079145 R.O.D.C. TN; thence,

5. With the northerly boundary of said James P. Guenther, et ux N 81deg59'26" W 574.83 feet to a point on rock shelf at the southeasterly corner of David Dunlap of record in Instrument Number 20221128-0124818 R.O.D.C. TN; thence,

6. With the easterly boundary of David Dunlap N 03deg32'46" E 360.77 feet to an existing iron pin at the southeasterly corner of James P. Guenther, et ux of record in Deed Book 5383, Page 308 R.O.D.C. TN; thence,

7. With said easterly boundary of James P. Guenther, et ux N 04deg08'18" E 613.43 feet to an iron pin set on the southerly right-of-way of Poplar Creek Road; thence,

8. With said southerly right-of-way of Poplar Creek Road a curve to the left 20.54 feet to an iron pin set; said curve having a radius 1000.00, central angle 01deg10'37", tangent 10.27, and chord N 71deg13'40" E 20.54; thence,

9. N 70deg38'21" E 553.26 feet to an iron pin set; thence,

10. With a curve to the right 303.13 feet to an iron pin set; said curve having a radius 383.13, central angle 45deg19'54", tangent 160.00, and chord S 86deg41'42" E 295.29; thence,

11. S 64deg01'45" E 215.76 feet to an iron pin set; thence,

12. With a curve to the right 38.37 feet to an iron pin set on the westerly right of way of Griffith Road; said curve having a radius 25.00, central angle 87deg56'28", tangent 24.12, and chord S 20deg03'31" E 34.71; thence,

13. With said westerly right of way of Griffith Road a curve to the left 233.94 feet to the point of beginning; said curve having a radius 432.41, central angle 30deg59'50", tangent 119.91, and chord S 08deg24'48" W 231.09.

Containing 893,450 square feet or 20.51 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 27th 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.

NOTARY PUBLIC

My Commission Expires: July 18, 2028

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

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.

NOTARY PUBLIC

My Commission Expires: July 18, 2028

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