Karen Johnson Davidson County
Batch # 1399840 DEEDQC
03/31/2026 11:24:12 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20260331-0025507

Map and Parcel Number: 154 00 0 090.00

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

J. 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 which was conveyed by George V. Crawford, Jr., Special Master with power to convey the below described real estate by order of the Chancery Court for Davidson County, Tennessee, dated October 25, 1978 (#77-1828-II) as of record in Minute Book 6, page 553. Clerk and Master's office for Davidson County, Tennessee, to James P. Guenther and wife, Patricia Burrress Guenther, as tenants by the entireties, by deed dated December 18, 1978, recorded in Book 5383 Page 3089, Register's Office of Davidson County, Tennessee, and described as follows:

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

Being a five acre tract in the northwest corner of the Abe Demoss Sawyer tract (Map 154, Parcel 24), which five acre tract fronts Poplar Creek Road from the northwest corner of the Patricia Burress Guenther tract (Map 154, parcel 25) for 380 feet in a westerly direction along Poplar Creek Road. The westerly boundary of said five acre tract and the Patricia Burress Guenther tract and the southerly boundary runs parallel to Poplar Creek Road, such that the total area of the tract equals 5 acres.

Being part of the same property conveyed to Abe Demoss Sawyer for life, remainder in fee to his heirs, by deed from Priscilla E. Russell, of record in Book 1140, page 418, Register's Office for Davidson County, Tennessee, the said Abe Demoss Sawyer having since died intestate, Docket #64609, Probate Court Clerk's Office for Davidson County, Tennessee.

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 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 iron pin set at the northeasterly corner of David Dunlap of record in Instrument Number 20221128-0124818 R.O.D.C. TN and the southerly right-of-way of Poplar Creek Road; said corner having State Plane Coordinates of N - 627,718.8566 E - 1,670,176.9321 and proceeding,

1. With said southerly right-of-way of Poplar Creek Road N 86deg58'51" E 114.40 feet to an iron pin set; thence,

2. With a curve to the left 264.67 feet to a point; said curve having a radius 1000.00, central angle 15deg09'52", tangent 133.11, and chord N 79deg23'55" E 263.90; thence,

3. Leaving said southerly right-of-way of Poplar Creek Road and with the westerly boundary of James P. Guenther, et ux of record in Instrument Number 20170803-0079144 R.O.D.C. TN S 04deg08'18" W 613.43 feet to an existing iron pin at a corner of David Dunlap; thence,

4. With said David Dunlap N 85deg55'17" W 368.72 to an existing iron pin; thence,

5. N 04deg08'18" E 532.41 feet to the point of beginning.

Containing 207,717 square feet or 4.77 acres more or less.

Being all of the same property described above 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.

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