Karen Johnson Davidson County
Batch# 1405100 DEEDQC
04/14/2026 10:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260414-0030286

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 14, 2026.

Notary Public

My Commission Expires:

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES SEPTEMBER 8, 2028

New Owner Address:
James Russell Haselton Living Trust
297 St. Andrews Dr.
Franklin, TN 37069

Send Tax Bills To:
Same

Map-Parcel Number:
169 00 0 148.00

QUITCLAIM DEED

James Russell Haselton ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **James Russell Haselton Living Trust**, dated April 14, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 14, 2026**.

James Russell Haselton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Russell Haselton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 14, 2026.

Notary Public

My Commission Expires: _____

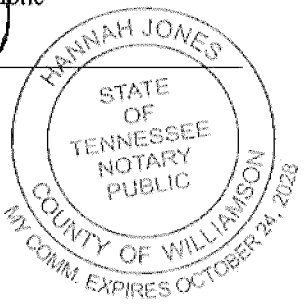


EXHIBIT A

Being a tract of land shown on property Map 168, Assessor's Office and lying both within Davidson and Williamson Counties, Tennessee, bounded in general by a 23 acre John Haselton tract on the west; a 24 acre John Haselton tract, and W.E. Stephens IIIrd, on the north; W. Bruce Linton on the east; and Dan Properties on the south, and lying off the southeast side of Hester Beasley Road, more particularly described as follows:

Commencing at an iron pin set on the southeast side of Hester Beasley Road, said pin being located 25 ft. from the centerline of said road, and said pin being the northwest corner of Myrtle Taylor (Ref. Deed Book 4920 Page 661, R.O.D.C.), and an interior corner of Wilfred Haselton's 68 acre tract (Ref. Deed Book 10044 Page 810, R.O.D.C.); thence leaving Taylor and with Wilfred Haselton's line and the southeast side of the road, S 52 deg. 53 min. 03 sec. W 6.31 ft. to an iron pin set; thence with a curve to the left having the following characteristics:

Delta = 13 deg. 13 min. 44 sec; Radius = 233.369 ft.; arc= 53.88 ft.; chord= S 46 deg. 15 min. 54 sec. W 53.76 ft. to an iron pin set, said pin being a northern corner of a 21 acre John Haselton tract; thence leaving the road, and with the common line between Wilfred Haselton's 68 acre tract and John Haselton's 21 acre tract, for the following 4 calls: S 41 deg. 05 min. 25 sec. E 444.52 ft. to an iron pin set; S 29 deg. 33 min. 06 sec. E 152.86 ft. to an iron pin set at an 8 in. sweet gum near a fence corner; S 53 deg. 32 min. 34 sec. E, running generally with the fence, 414.48 ft. to an iron pin set beyond the fence at a 10 in. maple on the southeast side of a branch; and S 76 deg. 11 min. 24 sec. E 141.47 ft. to an iron pin set on the north side of a woods road, said pin being the northwest corner of a 24 acre John Haselton tract;

Thence leaving Wilfred Haselton and with the common line between said 21 and 24 acre John Haselton tracts, for the following 3 calls: S 19 deg. 24 min. 22 sec. W 362.55 ft. to an iron pin set; S 30 deg. 43 min. 27 sec. E 315.92 ft. to an iron pin set; and S 68 deg. 18 min. 57 sec. E 438.47 ft. to an iron pin set, said pin being a southern corner of the 24 acre John Haselton tract and being an interior corner of a 23 acre John Haselton tract;

Thence leaving the 21 acre tract, and with the common line between the 24 and 23 acre John Haselton tracts, for the following 3 calls: N 05 deg. 33 min. 09 sec. E 500.00 ft. to an iron pin set; N 66 deg. 21 min. 17 sec E 300.00 ft. to an iron pin set; and S 75 deg. 03 min. 19 sec. E 200.00 ft. to an iron pin set, said pin being the Northeast corner of said 23 acre tract, and said pin being the true point of beginning for the herein described property.

Thence leaving this true point of beginning, and continuing with the south line of the 24 acre John Haselton tract, S 75 deg. 03 min. 19 sec. E 520.00 ft. to an iron pin set in the west line of W.E. Stephens IIIrd (ref. Deed Book 5177 page 518, R.O.D.C.); thence leaving the 24 acre tract and with Stephens IIIrd's west and south lines, S 03 deg. 12 min. 06 sec. W 140.00 ft. to an existing iron stake and S 87 deg. 12 min. 15 sec. E 613.67 ft. to an existing iron stake, said stake being the northwest corner of W. Bruce Linton (ref. Deed Book 2929 page 217, R.O.D.C.); thence leaving Stephens and with Linton's west line for the following 3 calls: S 02 deg. 51 min. 00 sec. W 460.78 ft. to an existing iron stake; N 84 deg. 57 min. 05 sec. W 333.62 ft. to an existing iron stake; and S 03 deg. 03 min. 10 sec. W 939.57 ft. to an existing iron stake near the head of a hollow in the disputed north line of Dan Properties (ref. Deed Book 9557 Page 36, R.O.D.C.), said stake being the southwest corner of Linton;

Thence leaving Linton and with the north line of Dan Properties, N 88 deg. 51 min. 30 sec. W 380.00 ft. to an iron pin set, said pin being the southeast corner of the aforementioned 23 acre John Haselton tract; thence leaving Dan Properties and with the east line of said 23 acre tract, N 15 deg. 37 min. 19 sec. W 1000.00 ft. to an iron pin set, and N 04 deg. 19 min. 09 sec. W 704.27 ft. to the true point of beginning, containing 24.88 acres more or less, and being part of Deed Book 10044 Page 815, Register's Office,

according to a survey dated 1/18/96 and revised 1/28/97 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee, 37064.

The above-described tract is subject to all easements, restrictions and covenants of record, and to the finding of a title report.

Included with the above-described tract (i.e. Tract 1-D) is a 50 ft. non-exclusive ingress-egress and utility easement lying off the southeast side of Hester Beasley Road, running from Hester Beasley Road, partially along the property lines shared in common with Robert Kindrat and Wilfred Haselton, crossing Tracts 1-A, 1-B, and 1-C of the unrecorded survey of the Wilfred Haselton and John Haselton heirs division, to end at the northwest side of Tract 1-D of said division and serving Tract 1-D, which easement is more particularly described as follows:

Beginning at a P-K nail set in a paved driveway on the southeast side of Hester Beasley Road, said nail being located 25 ft. from the centerline of the road, said nail being located in the north line of Robert Kindrat (ref. Deed Book 5248 Page 787, R.O.D.C.). and said nail being located N 63 deg. 56 min. 38 sec. E 127.62 ft. from a reference iron spike in the road (which is buried 6 in. below the pavement's surface); thence leaving Kindrat and with the southeast side of Hester Beasley road, N 50 deg. 01 min. 59 sec. E 124.52 ft. to an iron pin set; thence with a curve to the left having the following characteristics:

Delta = 10 deg. 03 min. 43 sec.; radius = 352.42 ft.; arc = 61.89 ft.; tangent = 31.02 ft.; chord = N 45 deg. 00 Min. 09 sec. E 61.81 ft. to an iron pin set; thence leaving the road N 63 deg. 56 min. 38 sec. E 219.63 ft. to an iron pin set; thence N 26 deg. 30 min. 00 sec. W 70.55 ft. to an iron pin set; thence with a curve to the right having the following characteristics:

Delta = 129 deg. 52 min. 01 sec.; radius = 92.82 ft.; arc = 210.39 ft.; tangent= 198.45 ft.; chord = N 38 deg. 26 min. 01 sec. E 168.15 ft. to an iron pin set; thence S 76 deg. 37 min. 59 sec. E 44.43 ft. to an iron pin set; thence with a curve to the right having the following characteristics: delta = 23 deg. 05 min. 24 sec.; radius = 450.17 ft.; arc = 181.42 ft.; tangent = 91.96 ft.; chord= S 65 deg. 05 min. 16 sec. E 180.19 ft. to an iron pin set, said pin being an interior corner in the southwest line of Wilfred Haselton (ref. Deed Book 10044 Page 810, R.O.D.C.); thence with Wilfred Haselton's line for the following 3 calls: S 53 deg. 32 min. 34 sec. E 414.48 ft. to an iron pin set; S 76 deg. 11 min. 24 sec. E, passing an iron pin set at 141.47 ft. in all 241.47 ft. to an iron pin set; and S 89 deg. 45 min. 50 sec. E, passing a witness iron pin set at 83.06 ft., in all 125.23 ft. to a point in a pond;

Thence leaving Wilfred Haselton, S 61 deg. 11 min. 56 sec. E 185.85 ft. to an iron pin set; thence S 48 deg. 45 min. 23 sec. E 113.73 ft. to an iron pin set; thence S 37 deg. 51 min. 27 sec. E 80.91 ft. to an iron pin set; thence S 71 deg. 42 min. 59 sec. E 224.04 ft. to an iron pin set; thence S 84 deg. 17 min. 39 sec. E 49.04 ft. to an iron pin set; thence S 73 deg. 42 min. 11 sec. E 106.56 ft. to an iron pin set; thence S 68 deg. 14 min. 58 sec. E 101.99 ft. to an iron pin set in the northwest line of above-described Tract 1-D;

Thence with the northwest line of said tract, S 04 deg. 19 min. 09 sec. E 55.66 ft. to an iron pin set; thence leaving tract 1-D. N 68 deg. 14 min. 58 sec. W 124.07 ft. to an iron pin set; thence N 73 deg. 42 min. 11 sec. W 99.5 ft. to an iron pin set; thence N 84 deg. 17 min. 39 sec. W 49.93 ft. to an iron pin set; thence N 71 deg. 42 min. 59 sec. W 244.75 ft. to an iron pin set; thence N 37 deg. 51 min. 27 sec. W 91.36 ft. to an iron pin set; thence N 48 deg. 45 min. 23 sec. W 104.24 ft. to an iron pin set; thence N 61 deg. 11 min. 56 sec. W 166.67 ft. to an iron pin set; thence N 89 deg. 45 min. 50 sec. W 118.78 ft. to an iron pin set; thence N 76 deg. 11 min. 24 sec. W 257.43 ft. to an iron pin set; thence N 53 deg. 32 min. 34 sec. W 424.49 ft. to an iron pin set; thence with a curve to the left having the following characteristics:

Delta= 23 deg. 05 min. 24 sec.; radius = 400.17 ft.; arc = 161.27 ft.; tangent = 81.74 ft.; chord =

N 65 deg. 05 min. 16 sec. W 160.18 ft. to an iron pin set; thence N 76 deg. 37 min. 59 sec. W 44.43 ft. to an iron pin set; thence with a curve to the left having the following characteristics:

Delta = 129 deg. 52 min. 01 sec.; radius = 42.82 ft.; arc = 97.06 ft.; tangent = 42.82 ft.; chord = S 38 deg. 26 min. 01 sec. W 77.58 ft. to an iron pin set; thence S 26 deg. 30 min. 00 sec. E 120.94 ft. to an iron pin set on the west bank of a drain; thence leaving the drain and subsequently running with the north line of Robert Kindrat, S 63 deg. 56 min. 38 sec. W 449.35 ft. to the point of beginning.

Being the same property conveyed to James Russell Haselton from Barbara U. Haselton by deed of record in Book 11414, Page 284, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 0 Hester Beasley Road, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 April 14, 2026.

Affiant Signature

4-14-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
April 14, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028