Karen Johnson Davidson County
Batch# 1409588 DEEDQC
04/22/2026 08:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260422-0033011

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Christopher and Geal Goldbeck & Dean and Mary Ruth Goldbeck 8840 Hester Beasley Road Nashville, TN 37221	SAME	P/O 16900004300

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, WE, **CHRISTOPHER DEAN GOLDBECK AND GEAL SCHUSTER GOLDBECK, HUSBAND AND WIFE,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **DEAN WILLIAM GOLDBECK AND MARY RUTH GOLDBECK, HUSBAND AND WIFE, AND CHRISTOPHER DEAN GOLDBECK AND GEAL SCHUSTER GOLDBECK, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** in and to the following tract of land in Davidson County, Tennessee described as follows:

See Exhibit "A" for the legal description and Exhibit "B" for the survey.

Being part of the same property conveyed to Christopher Dean Goldbeck and Geal Schuster Goldbeck, husband and wife, by Warranty Deed from Perry A. Carlson and wife, Andrea M. Carlson, of record in Instrument No. 20141027-0099046, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is a portion of the property known as: 8848 Hester Beasley Road, Nashville, TN 37221

IN WITNESS WHEREOF, I have hereunto set **my hand** on this the 20th day of April, 2026.

Christopher **Dean Goldbeck**

Geal Schuster **Goldbeck**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Dean Goldbeck and Geal Schuster Goldbeck, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 20th day of April, 2026.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2026.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

EXHIBIT A

Land situated in Dickson County, Tennessee, being a 5.01 Acre portion of the lands conveyed to Christopher Dean Goldbeck and Geal Schuster Goldbeck, husband and wife, as evidenced by that Warranty Deed, recorded October 17, 2014 as Instrument No. 20141027-0099046, Register's Office for Davidson County (register's office for all recorded references herein). More particularly described according to a survey, completed March 10, 2026, by Skyline Land Surveying, LLC, Project No. 25-195, Benjamin J. Hron, Tennessee Registered Land Surveyor No. 3384, as follows:

BEGINNING at a Found One-Half Inch (1/2") Rebar with Red Plastic Cap, stamped "LS 1821" on the easterly right of way line of Hester Beasley Road (50' wide per common report), at the most northerly corner of said Goldbeck, also the most southwesterly corner of Suzanne A. Melvin, as evidenced by that Quitclaim Deed, recorded March 5, 2021 as Instrument No. 20210305-0029657;

Thence along the common line of Beasley and Melvin the following Two (2) courses:

South 35°16'06" East, 434.95 feet to a Found One-Half Inch (1/2") Rebar with Red Plastic Cap, stamped "LS 1821";

North 89°11'01" East, passing a Found One-Half Inch (1/2") Rebar with Red Plastic Cap, stamped "LS 1821" at 624.34 feet and continuing for a total distance of 789.97 feet to a Found One-Half Inch (1/2") Rebar with Red Plastic Cap, stamped "LS 1821", on the westerly line of Lot 1, Hazelton's Two Lot Subidivison, recorded January 15, 1993 in Book 7900, Page 472, currently vested in GDR Trust, as evidence by that Quitclaim Deed, recorded June 24, 2024 as Instrument No. 20240624-0046882;

Thence along the common line with said Lot 1, and Lot 2, First Revision, Lot 2, Hazelton's Two Lot Subdivision, recorded November 22, 2000 as Instrument No. 20001122-0015308, Lot 2 being currently vested in Jennifer Dean (formerly Jennifer Parisi) and Ira Dean, husband and wife, as evidenced by that Quitclaim Deed, recorded January 10, 2024 as Instrument No. 20240110-0002036, South 08°54'56' West, 290.96 feet to a Found Five-Eighths Inch (5/8") Rebar with Orange Plastic Cap, stamped "F. NEELY 1493", at the southwest corner of said Lot 2, also on the northerly line of Lot 6, Hazelton Subdivision, Section Two Tract 6, recorded January 14, 1994 in Book 6050, Page 554, currently vested in Jody Maureen Horovitz, as evidenced by that Warranty Deed, recorded June 4, 2013 as Instrument No. 20130604-0056454;

Thence along the common line with said Tract 6, South 89°07'48" West, 11.42 feet to a Found Five-Eighths Inch (5/8") Rebar with Yellow Plastic Cap, stamped "CHAPDELAINE RLS 1444", at the northwest corner of Tract 6;

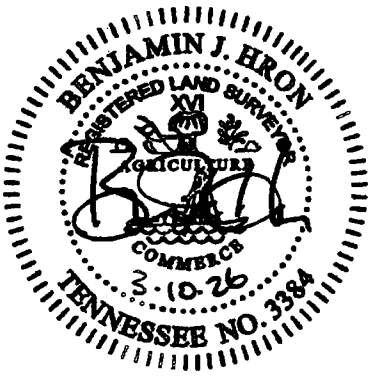
Thence leaving said common line on a New Line the following Two (2) courses:

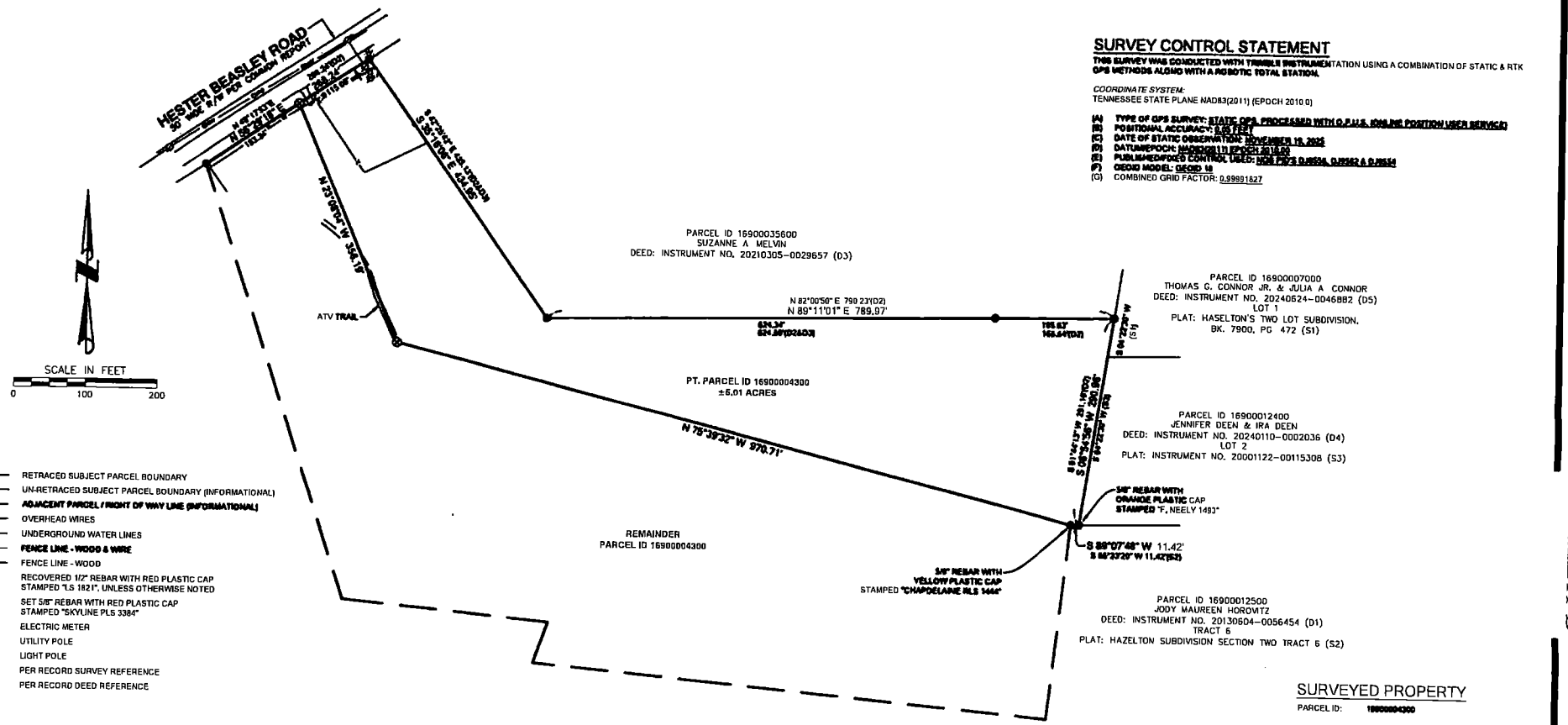
North 75°39'32" West, 970.71 feet to a Set Five-Eighths Inch (5/8") Rebar with Red Plastic Cap, stamped "SKYLINE PLS 3384";

North 23°08'04" West, 356.19 feet to a Set Five-Eighths Inch (5/8") Rebar with Red Plastic Cap, stamped "SKYLINE PLS 3384" on the easterly right of way line of Hester Beasley Road, from which a Found One-Half Inch (1/2") Rebar with Red Plastic Cap, stamped "LS 1821" bears South 56°29'18" West, 153.24 feet;

Thence along said easterly right of way line, North 56°29'18" East, 115.00 feet to the **BEGINNING**.

Containing 5.01 Acres more or less.





SURVEY CONTROL STATEMENT

THIS SURVEY WAS CONDUCTED WITH TRIMBLE INSTRUMENTATION USING A COMBINATION OF STATIC & RTK GPS METHODS ALONG WITH A ROBOTIC TOTAL STATION.

COORDINATE SYSTEM:
TENNESSEE STATE PLANE NAD83(2011) (EPOCH 2010.0)

(A) TYPE OF GPS SURVEY: STATIC GPS, PROCESSED WITH O.P.U.S. (ONLINE POSITION USER SERVICE)
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF STATIC OBSERVATIONS: NOVEMBER 19, 2025
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ8554, DJ8542 & DJ8514
(F) GEOID MODEL: GEOID 18
(G) COMBINED GRID FACTOR: 0.99991827

LEGEND

- RETRACED SUBJECT PARCEL BOUNDARY
- UN-RETRACED SUBJECT PARCEL BOUNDARY (INFORMATIONAL)
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- OVERHEAD WIRES
- UNDERGROUND WATER LINES
- FENCE LINE - WOOD & WIRE
- FENCE LINE - WOOD
- RECOVERED 1/2" REBAR WITH RED PLASTIC CAP STAMPED "LS 1821", UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH RED PLASTIC CAP STAMPED "SKYLINE PLS 3384"
- ELECTRIC METER
- UTILITY POLE
- LIGHT POLE
- (SN) PER RECORD SURVEY REFERENCE
- (D#) PER RECORD DEED REFERENCE

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY CHRIS GOLDBECK TO CONDUCT A LIMITED BOUNDARY RETRACEMENT SURVEY, LIMITED AS-BUILT SURVEY, SEPTIC GRID STAKING / TOPOGRAPHIC SURVEY IN SUPPORT OF PLANS TO RESERVE SEPTIC AREAS AND CREATE A NEW PARCEL.

PARCEL ID 16900004300 IS CURRENTLY VESTED IN CHRISTOPHER DEAN GOLDBECK AND GEAL SCHUSTER GOLDBECK, HUSBAND AND WIFE, AS EVIDENCED BY THAT WARRANTY DEED, RECORDED OCTOBER 27, 2014 AS INSTRUMENT NO. 20141027-0099046.

WE RETRACED EXISTING BOUNDARY LINES, RELEVANT TO THE SCOPE OF THIS PROJECT, BOUNDARY CORNER MONUMENTS WERE FOUND AND HELD AS REPORTED HEREON.

NO ESTABLISHMENT DOCUMENT WAS FOUND IN THE PUBLIC RECORDS OF THE DAVIDSON COUNTY, REGISTER OF DEEDS OFFICE FOR THE ASSUMED PUBLIC RIGHT OF WAY KNOWN AS HESTER BEASLEY ROAD. THIS RIGHT OF WAY IS REPORTED HEREON AS 50' WIDE PER COMMON REPORT.

RECORD SURVEY REFERENCES

(S1) HASELTON'S TWO LOT SUBDIVISION: BY FRANK V. NEELEY; RECORDED 01-15-1993 IN BOOK 7900, PAGE 472.
(S2) HASELTON SUBDIVISION, SECTION TWO TRACT 6 BY RANDOLPH L. CHAPDELAINE; RECORDED 01-14-1994 IN BOOK 6050, PAGE 554.
(S3) FIRST REVISION, LOT 2, HASELTON'S TWO LOT SUBDIVISION: BY GARY R. CUMMINGS; RECORDED 11-22-2000 AS INSTRUMENT NO. 20001122-0115308.

RECORD DEED REFERENCES

(D1) WARRANTY DEED: RECORDED 06-04-2013 AS INSTRUMENT NO. 20130604-0056454. (PARCEL ID 16900012500)
(D2) WARRANTY DEED: RECORDED 10-27-2014 AS INSTRUMENT NO. 20141027-0099046. (SUBJECT PARCEL)
(D3) QUITCLAIM DEED: RECORDED 03-05-2021 AS INSTRUMENT NO. 20210305-0029657 (PARCEL ID 16900035600)
(D4) QUITCLAIM DEED: RECORDED 1-10-2024 AS INSTRUMENT NO. 20240110-0002036. (PARCEL ID 16900012400)
(D5) QUITCLAIM DEED: RECORDED 06-24-2024 AS INSTRUMENT NO. 20240624-0046882 (PARCEL ID 16900007000)

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE CREATION OF A NEW PARCEL, AND RESERVE SOIL AREAS FOR SEPTIC PURPOSES.
2. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
3. EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE SUBJECT PROPERTY DEED OF RECORD.
4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS PROVIDED BY OTHERS, PUBLIC RECORDS, AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE, TYPE, AND LOCATION SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED, DIAL 811
6. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" ACCORDING TO F.I.R.M. MAP NUMBER 47037C0336H, EFFECTIVE DATE APRIL 5, 2017. SAID MAP IS "NOT PRINTED". THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
7. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTY. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY IV SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

BENJAMIN J. BROW — REGISTERED LAND SURVEYOR — TENNESSEE NO. 3384 — 3-10-26

SURVEYED PROPERTY

PARCEL ID: 16900004300

OWNER: CHRISTOPHER DEAN GOLDBECK & GEAL SCHUSTER GOLDBECK

ADDRESS: 8848 Hester Beasley Road
Nashville, TN 37221

New Parcel
8840 Hester Beasley Road
Nashville, TN 37221

Instrument No. 20141027-0099046

RECORD OF SURVEY

PARCEL ID 16900004300
NASHVILLE, DAVIDSON CO., TN

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM
SKYLINELANDSURVEYING.COM

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

FIELD SURVEY COMPLETION:	03-10-2026	SCALE	1" = 100'
DATE PREPARED:	03-10-2026	DRAWN BY:	BJH
PROJECT NO.: 25-195	FIELD BOOK: 2-57	CHECKED BY:	REH

SHEET 1 OF 1

EXHIBIT B

2026042200033011

E:\Projects\25-195_8848 Hester Beasley Rd, Nashville TN\Dwg\25195-V01-SURVEY.dwg Mar 10, 2026 - 11:39am

Certificate of Authenticity

I, Joseph White, do hereby make an 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 April 20**, 2026.**

Name: **Joseph White**

Title: **Processor**

Date **4/21/2026**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on 4/21**/2026.**

Notary Public: _____

My Commission Expires: _____

