Karen Johnson Davidson County
Batch# 1410512 DEEDQC
04/23/2026 02:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260423-0034468

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End, Suite 1550
Nashville, Tennessee 37203
Attn: David H. Mayer, Esq.

QUITCLAIM DEED

Address New Owner(s) as follows:	*Send Tax Bills To:*	*Tax Map/Parcel IDs:*
Bear Hollow Road Trust David H. Mayer, Trustee 1801 West End Avenue, Suite 1550 Nashville, Tennessee 37203	Same	022-00-0 188.00 Davidson County

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Shane McSimov, by these presents does hereby quitclaim, and by these presents transfers and conveys unto David H. Mayer, as Trustee of the Bear Hollow Road Trust, his successors and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "Property").

This is improved property known as 3714 Bear Hollow Road, Joelton, Tennessee.

The description herein is the same as that contained in the prior instrument.

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

[*signatures on following page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 20th day of March, 2026.

SHANE MCSIMOV

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shane McSimov, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 20th day of March, 2026.

KENNY SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2028

Notary Public

STATE OF TENNESSEE)

COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer is $0.

Affiant

Witness my hand and official seal this 20th day of March, 2026.

Notary Public

CAROLE M. MAYSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-27-2028

EXHIBIT "A"

Land in Davidson County, Tennessee, and being described as follows:

Beginning at a point in an existing private dirt/gravel drive, being the southeast corner of the Cody Anderson property, of record in Instrument No. 20140221-0015234, Register's Office for Davidson County, Tennessee; thence, leaving the existing private dirt/gravel drive and following the easterly boundary of said Anderson property, North 32 degrees 12 minutes 18 seconds West, passing an iron rod (old) at 24.77 feet and continuing for a total distance of 216.69 feet to an iron rod (old) near an iron post, being the northeast corner of said Anderson property, also being the southeast corner of the Ellis P. and Kenneth L. Jakes property, of record in Instrument No. 20181221-0124299, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said Jakes property, North 07 degrees 03 minutes 05 seconds East, 582.08 feet to an iron rod (old) near an iron post being the southwest corner of the Herman Duffie, Et Ux property, of record in Deed Book 6265, Page 74, Register's Office for Davidson County, Tennessee; thence, following the southerly boundary of said Duffle property, South 84 degrees 10 minutes 18 seconds East, 339.45 feet to an iron rod (old) near an iron post, being the northwest corner of the Richard B. and Mark Trotter property, of record in Instrument No. 20170410-0034887, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Trotter property, South 07 degrees 01 minutes 44 seconds West, 175.65 feet to an iron rod (old); thence, continuing with the same, crossing over an existing private dirt/gravel drive, South 07 degrees 02 minutes 36 seconds West, 65.56 feet to an iron rod (old); thence, South 07 degrees 02 minutes 25 seconds West, 339.84 feet to an iron rod (old) near an iron post, being the southwest corner of said Trotter property, also being the northwest corner of the Barbara K. Wade property, of record in Deed Book 9184, Page 48, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Wade property, South 07 degrees 02 minutes 46 seconds West, 82.01 feet to an iron rod (old) near an iron post, located on the easterly boundary of the Randall T. McGinnis property, of record in Deed Book 9852, Page 719, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said McGinnis property, North 40 degrees 52 minutes 37 seconds West, passing an iron rod (old) near an iron post at 153.34 feet and continuing for a total distance of 181.55 feet to a point in an existing private dirt/gravel drive, being the northeast corner of said McGinnis property; thence, following the northerly boundary of said McGinnis property, generally with the existing private dirt/gravel drive, South 20 degrees 30 minutes 28 seconds West, 177.94 feet to a point; thence, with the same, South 38 degrees 38 minutes 54 seconds West, 50.08 feet to the Point of Beginning, containing 217,510 square feet or 4.99 acres; more or less, according to survey by JW Land Surveying, LLC, dated 01/30/2022.

Included in the above described Tract is a Non-Exclusive 50' Ingress/Egress Easement running northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crossing Tracts 12, 13, 14, and 15, and running between Tracts 16 and 17, to serve this Tract, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985.

The above described Tract is also subject to said Non-Exclusive 50' Ingress/Egress Easement which runs northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crossing Tracts 12, 13, 14, and 15, and running between Tracts 16 and 17, to serve Tract 16B, Tract 23, Herman Duffle, Tracts 29, 31, 213B, and 27, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985 and revised December 21, 1988, with the portion of said easement that adjoins and crosses the above described tract having its centerline more particularly described as follows:

Beginning at an iron spike set in the center of a 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, said spike being the common corner between the 5.00 acre Tracts 16-A and 16-B of Barbara Wade and James Caldwell, III (Ref. Deed 9077, page 412, and Deed Book 9450, page 123, R.O.D.C.), and said spike being located in the north line of Patricia George (Ref. Deed Book 9533, page 625, R.O.D.C.); thence leaving Tract 16-A and with the centerline of said easement and the common line between Tract 16-B and Patricia George, N 34 deg. 11 min. 40 sec. E 49.96 ft. to an iron spike set; thence N 16 deg. 51 min. 09 sec. E 176.17 ft. to an iron spike set, said spike being George's northernmost corner; thence leaving George and crossing through the middle of Tract 16-B for the following 7 calls; N 17 deg. 05 min. 06 sec. E 61.93 ft. to a point; N 10 deg. 53 min. 21 sec. E 59.02 ft. to a point; N 08 deg. 30 min. 31 sec E 58.80 ft. to a point; N 15 deg. 25 min. 01 sec. E 4 7.55 ft. to a point; N 26 deg. 53 min. 46 sec. E 47.50 ft. to a point; N 42 deg. 39 min. 46 sec. E 42.57 ft. to a point: and N 50 deg. 50 min 34 sec. E 58.86 ft. to a point in the west line of Mark Hayes (Reg Deed Book 8262 Page 889, R.O.D.C.), said point being located S 02 deg. 27 min. 22 sec W 205.87 ft. from a reference iron pin at an iron stake, said pin being Hayes' Northwest corner.

Being the same property conveyed to Shane McSimov, an unmarried man, by Warranty Deed from Richard Koger, a single man, of record in Instrument 20240916-0071500, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, David H. Mayer, do hereby make 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 March 20, 2026.

Date: March 20, 2026

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on March 20, 2026.



Notary Public

My Commission Expires: 09/05/2028