Karen Johnson Davidson County
Batch# 1410512 DEEDQC
04/23/2026 02:22:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260423-0034469

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	030 00 0 195.00 030 00 0 196.00 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 present 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 3728 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, including, but not limited to, those described on Exhibit B hereto.

[*signature page follows*]

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.

KEARSTYN CHRISTINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2026

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. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-27-2028

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

TRACT 1:
BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Dennis W. Waide; thence with Waide's east line, North 3 deg. 50 min. 04 sec. East 1329.74 feet to an iron pin; thence South 87 deg. 26 min. 16 sec. East 324.97 feet to an iron pin; thence South 3 deg. 50 min. 04 sec. West 1349.30 feet to a point in the centerline of said road; thence with the centerline of said road around a curve having a radius of 786.20 feet, 69.29 feet and North 83 degrees 27 minutes 04 seconds West 255.91 feet to the beginning, containing 10 acres, more or less, according to a survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

TRACT 2:
BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to James I. Caldwell, III (as said to have been conveyed to Dennis W. Waide, et ux in earlier deeds); thence with the centerline of said road, South 83 deg. 27 min. 04 sec. East 255.91 feet to an iron pin and around a curve having a radius 786.20 feet, 69.29 feet to a point, the beginning point of the property herein conveyed; thence leaving the centerline of said road, North 3 deg. 50 min. 04 sec. East 400 feet to an iron pin; thence North 78 deg. 01 min. 12 sec. East 511.53 feet to an iron pin; thence North 3 deg. 50 min. 04 sec. East 39.74 feet to an iron pin; thence North 81 deg. 56 min. 49 sec. East 558.28 feet to an iron pin; thence South 7 deg. 5 min. 45 sec. East 338.21 feet to a point in the center of said road; thence with the centerline of said road, South 73 deg. 49 min. 21 sec. West 921.20 feet to a point and around a curve having a radius of 786.20 feet, 242.56 feet to the beginning, containing 9.91 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

INCLUDED in the above description but expressly EXCLUDED herein is the following lot heretofore conveyed to Bud Stedman and wife, Georgia Stedman by deed of record in Book 7236, Page 890, Register's Office for Davidson County, Tennessee, and subsequently conveyed to numerous others through the years. The EXCLUDED land is in Davidson County, Tennessee and is described as follows, to-wit:

BEING Lot No. I on the Plat of Subdivision of a portion of the Bud Stedman, et al, Property recorded in Plat Book 6200, Page 470, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Grantor further conveys to Grantee, its successors or assigns, a 50' Driveway Easement, as shown on a survey drawing attached hereto as **Exhibit C** and being the same Driveway Easement conveyed to Marion Lynne Holliday in Instrument 20131122-0120375, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane McSimov, unmarried, by Warranty Deed from Marion Lynne Holliday, unmarried, of record in Instrument 20240703-0050280, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Henry Floto Estate, as recorded in Plat Book 421, Page(s) 147.

4. Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 6522, Page 546.

5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20040716-0085140.

6. Easement recorded in Book 6503, Page 736; Book 6522, Page 546 and Instrument No. 20131122-0120374.

7. Application for Greenbelt Assessment - Forest recorded in Instrument Nos. 20110429-0033005, 20140107-0001840.

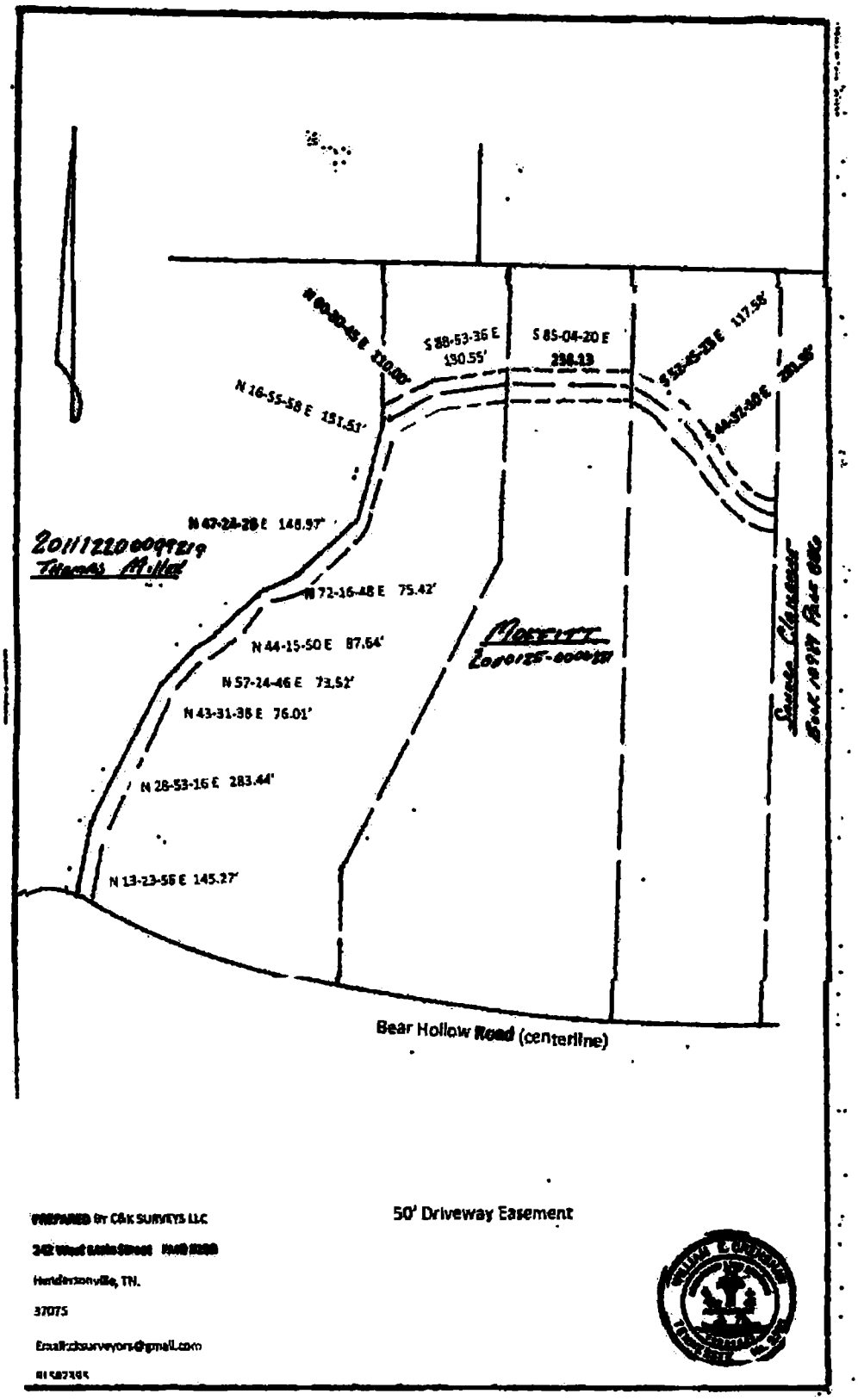
8. Rights of the public to the use of that part of the land described herein within the bounds of Bear Hollow Road.

9. No coverage is provided as to the amount of acreage or square footage of the land.

10. Easement for the flow of the waters of Unknown, and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

EXHIBIT "C"



PREPARED BY C&K SURVEYS LLC

Hendersonville, TN.

37075

202604230034469

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