PREPARED BY (AND RETURN TO):
Christy W. Ivey, Atty
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (LM 64493)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch # 1423612 DEEDQC
05/21/2026 02:20:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260521-0046580

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Sanders Jodi L. Daniels 1172 Brookside Dr Franklin, TN 37069	Michael J. Sanders Jodi L. Daniels 1172 Brookside Dr Franklin, TN 37069

TAX MAP-PARCEL NUMBERS: Part of 16800011600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Archey, as devisee under the Last Will and Testament of Barbara Archey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Michael J. Sanders and Jodi L. Daniels, joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain tract or parcel of land lying and being in the Sixteenth (16th) Council District of Davidson County, Tennessee and being more particularly described as follows: Beginning at a point in the center of Pritchard Branch in the south line of Stephen Archey (Will Book 20161118-0121816), being located North 08°51'50" East 20.00 feet from an eastern corner of Michael Read (Book 10568, Page 268), said point being the westernmost corner of the property described herein; thence severing Archey North 08°51'50" East for a distance of 27.09 feet to a 5/8-inch rebar set on the north bank of the branch, said point being the northernmost corner of the property described herein; thence continuing to sever Archey along a curve to the right (Radius = 411.77 feet, Delta = 16°13'15", Length = 116.57 feet) and running with the north bank of Pritchard Branch a chord bearing of South 48°02'58" East for a chord distance of 116.19 feet to a 5/8-inch rebar set in the south right-of-way of Hester Beasley Road, said point being the new southernmost corner of Archey; thence leaving Archey and running with said right-of-way South 29°31'53" East for a distance of 171.17 feet to a point in a curve to the left (Radius = 689.18 feet, Delta = 19°38'51", Length = 236.33 feet); thence running with said right-of-way and curve a chord bearing of South 36°21'06" East for a chord distance of 235.17 feet to a 5/8-inch rebar set, said point being a corner of Stephen Watson (Instrument 20250806-0062400) and the

easternmost corner of the property described herein; thence leaving said right-of-way and running with Watson South 45°16'02" West for a distance of 16.43 feet to a point in Pritchard Branch in the north line of Fairlight and Buchanan (Will Book 20260506-0040932), said point being the southernmost corner of the property described herein; thence leaving Watson and running with Fairlight and Buchanan and the center of said branch for four (4) calls as follows: North 50°28'22" West for a distance of 144.94 feet to a point, North 22°26'48" West for a distance of 109.13 feet to a point, North 28°28'22" West for a distance of 134.58 feet to a point, North 43°34'30" West for a distance of 123.38 feet to the point of beginning and containing **0.332 Acres**, plus or minus, by survey. Actual field survey performed by Ronald G. Taylor, TN RLS #2123, 6311 Window Cliff Drive, Baxter, Tennessee, on May 5, 2026.

Being part of the same property conveyed to Dave Archey, Jr. by Warranty deed from Frank A. Martin, a widower, dated October 2, 1952, and recorded on June 10, 1954, of record in Book 2281, page 397, Register's Office for Davidson County, Tennessee. The said Dave Archey, Jr. has since died. The Last Will and Testament of Dave Freelan Archey, Jr., of record in Case No. 96P-1529 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Barbara Ann Archey. The said Barbara Ann Archey has since died. The Last Will and Testament of Barbara Archey of record in Case No. 15P22 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Inst. No. 20161118-0121816, Register's Office for Davidson County, Tennessee, devised subject property to Steven Archey.

Description Reference: According to a survey by Ronald G. Taylor, TN RLS #2123 dated May 5, 2026. **See Tract 2 on copy of Survey which is attached hereto as an Exhibit**

This is unimproved property known as: South side of Hester Beasley Road

WITNESS THE EXECUTION HEREOF on May 20, 2026.

Steven Archey
Steven Archey

State of Tennessee
County of Davidson

On May 20, 2026, before me the undersigned authority, personally appeared **Steven Archey,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $1.00

Steven Dwayne Awbrey
Affiant

Sworn and subscribed before me on May 20, 2026.

Notary Public

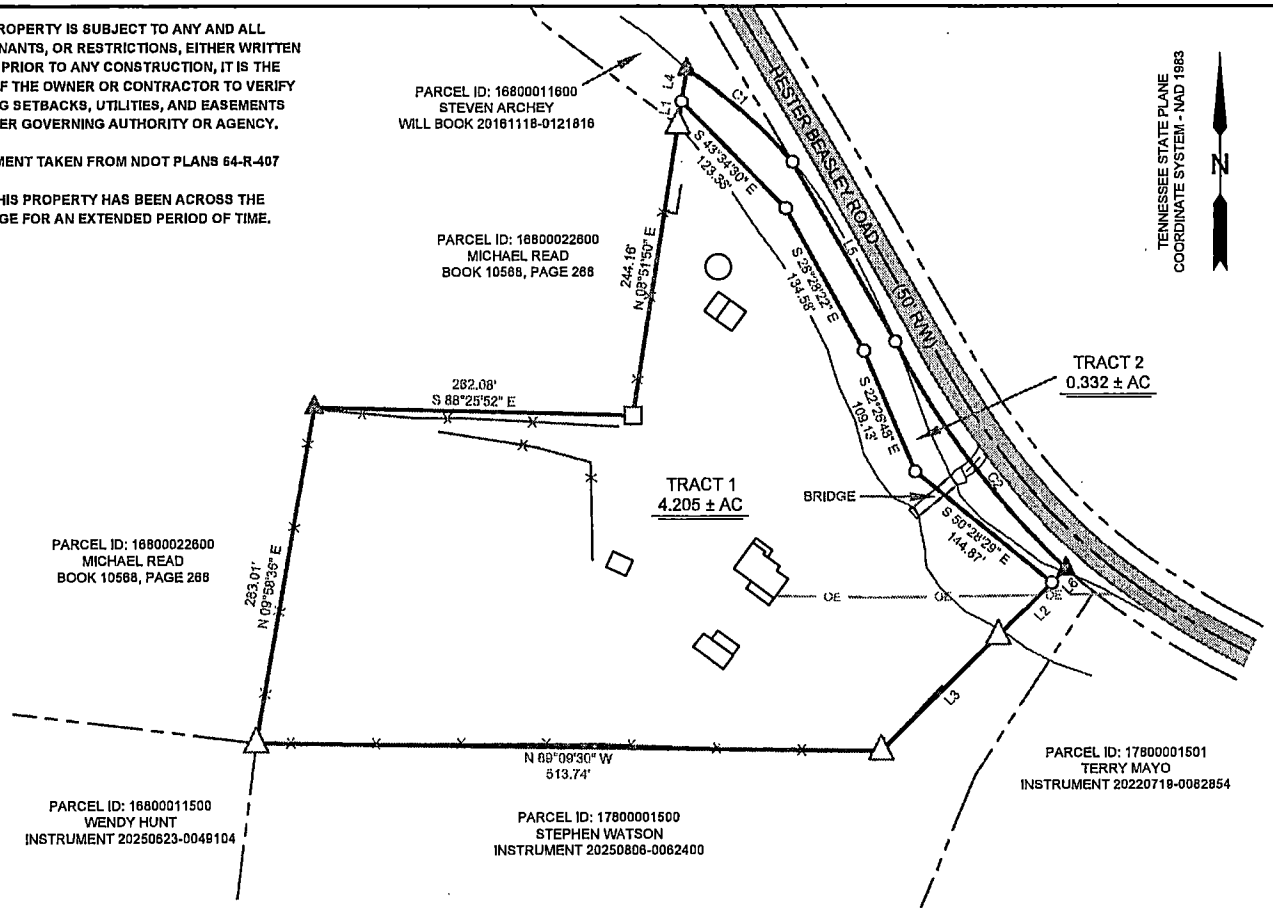
My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ZONING, BUILDING SETBACKS, UTILITIES, AND EASEMENTS WITH THE PROPER GOVERNING AUTHORITY OR AGENCY.

ROAD REALIGNMENT TAKEN FROM NDOT PLANS 64-R-407

ACCESS TO THIS PROPERTY HAS BEEN ACROSS THE EXISTING BRIDGE FOR AN EXTENDED PERIOD OF TIME.



LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ASPHALT
- △ 5/8" REBAR (FOUND)
- ▲ 5/8" REBAR (SET)
- □ CONC BLOCK (FOUND)
- ○ POINT (NOT SET)

LINE	BEARING	DISTANCE
L1	N 08°51'50" E	20.00'
L2	S 45°16'02" W	82.04'
L3	S 45°16'02" W	135.96'
L4	N 08°51'50" E	27.08'
L5	S 29°31'53" E	171.17'
L6	S 45°16'02" W	16.43'

CURVE	RADIUS	DELTA	LENGTH	CHD BEARING	CHD LENGTH	TANGENT
C1	411.77'	16°13'17"	116.58'	S 48°02'58" E	116.19'	58.68'
C2	689.16'	19°38'29"	236.26'	S 36°20'51" E	235.10'	119.30'

BOUNDARY SURVEY

ANNA FAIRLIGHT HUBBARD and NATASHA BUCHANAN
9208 HESTER BEASLEY ROAD
NASHVILLE, TENNESSEE 37221

THIRTY-FIFTH (35th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

PARCEL ID: 16800011700
REFERENCE: WILL BOOK 20260506-0040932

TOTAL AREA = 4.537 ± AC

SURVEY FIELD WORK WAS COMPLETED ON 05/05/26

SURVEY FOR: MICHAEL J. SANDERS and JODI L. DANIELS

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I AND IV" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING TRIMBLE S5 ROBOTIC TOTAL STATION INSTRUMENT AND TRIMBLE R12 GNSS RECEIVER USING REAL-TIME-KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.08' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 05/19/26

RONALD G. TAYLOR XVI AGRICULTURE TENNESSEE NO. 2123

RONALD G. TAYLOR, R.L.S
TENNESSEE REGISTRATION NO. 2123

05/19/26

0' 100' 200' 300'

RON TAYLOR LAND SURVEYING
6311 WINDOW CLIFF DRIVE
BAXTER, TENNESSEE 38544
(931) 261-2295
rontaylorlandsurveying@yahoo.com

RON TAYLOR © 2026		SHEET: 1
DRAWN BY: RT	CHECKED BY: RT	SCALE: 1"=100'
JOB # 26029		DATE: 05/19/26