Karen Johnson
Batch # 1426955
06/01/2026 02:33:38 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20260601-0049175

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39210-04-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me this 28th day of May, 2026. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael J. Sanders Jodi L. Daniels 1172 Brookside Dr Franklin, TN 37069	New Owner	Map and Parcel No.: 168 00 0 177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, Anna Fairlight Hubbard, as Executrix of the Estate of Greer Hubbard of record in Case No. 25-P-474 in the District/Probate Court for Madison County, Kentucky, and as recorded in Instrument No. 20260506-0040932 in the Register's Office for Davidson County, Tennessee; and Anna Micaiah Fairlight Hubbard and Natasha July Buchanan, as devisees under the Last Will of Greer Hubbard of record under said Estate ("Grantors") do hereby quitclaim, transfer and convey unto Michael J. Sanders and Jodi L. Daniels, joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all of Grantors' right, title, and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto..

This is improved property located at 9208 Hester Beasley Road, Nashville, TN 37221.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of May, 2026.

GRANTORS:

Anna Fairlight Hubbard, as Executrix of the
Estate of Greer Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Fairlight Hubbard, Executrix of the Estate of Greer Hubbard, 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, at office, this 28th day of May, 2026.

Notary Public
My Commission Expires:



Anna Micaiah Fairlight Hubbard, as devisee under the
Last Will of Greer Hubbard

Natasha July Buchanan, as devisee under the
Last Will of Greer Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Micaiah Fairlight Hubbard and Natasha July Buchanan, 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, at office, this 28th day of May, 2026.

Notary Public
My Commission Expires:

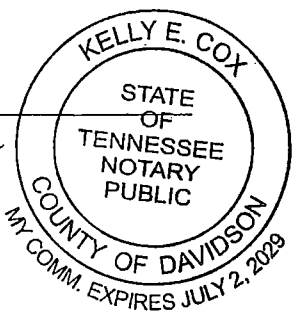


EXHIBIT "A"

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:
Being a certain tract or parcel of land lying and being in the Thirty-fifth (35th) Council District of Davidson County, Tennessee and being more particularly described as follows: Beginning at a 3/4-inch rebar found on the south bank of Pritchard Branch in the south line of Steven Archey (Instrument 20161118-0121816), being an eastern corner of Michael Read (Book 10568, Page 268); thence leaving Read and running with Archey North 08°51'50" East for a distance of 20.00 feet to a point in the center of the branch, said point being the northernmost corner of the property described herein; thence running with Archey and the center of said branch for four (4) calls as follows: South 43° 34'30" East for a distance of 123.38 feet to a point, South 28°28'22" East for a distance of 134.58 feet to a point, South 22°26'48" East for a distance of 109.13 feet to a point, South 50°28'29" East for a distance of 144.87 feet to a point in the branch in the north line of Stephen Watson (Instrument 20250806-0062400), said point being the easternmost corner of the property described herein; thence leaving Archey and Pritchard Branch and running with Watson for three (3) calls as follows: South 45°16'02" West for a distance of 62.04 feet to a 5/8" rebar found, South 45°16'02" West for a distance of 135.96 feet to a 5/8-inch rebar found, North 89°09'30" West for a distance of 513.74 feet to a 5/8-inch rebar found, said point being the northwest corner of Watson, the southeast corner of Michael Read (Book 10568, Page 268), and the southwest corner of the property described herein; thence leaving Watson and running with the east line of Read North 09°58'36" East for a distance of 283.01 feet to a 5/8-inch rebar set at a 30- inch snag, said point being the northwest corner of the property described herein; thence continuing with the south line of Read South 88°25'52" East for a distance of 262.08 feet to a concrete block found, being an eastern corner of Read; thence continuing with the east line of Read North 08°51'50" East for a distance of 244.16 feet to the point of beginning and containing 4.205 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 the same property conveyed to Greer Hubbard by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190715-0068565, in the Register's Office of Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019. See also Scrivener's Affidavit recorded in Instrument No. 20191205-0125482, in the Register's Office of Davidson County, Tennessee. The said Greer Hubbard died on July 19, 2025, testate, devising subject property to Anna Micaiah Fairlight Hubbard and Natasha July Buchanan. Anna Fairlight Hubbard was appointed Executrix of said estate. See Probate Case 25-P-00474, Madison County, Kentucky Probate Court, and Instrument No. 20260506-0040932 of record in the Register's Office for Davidson County, Tennessee.

Tract II:
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

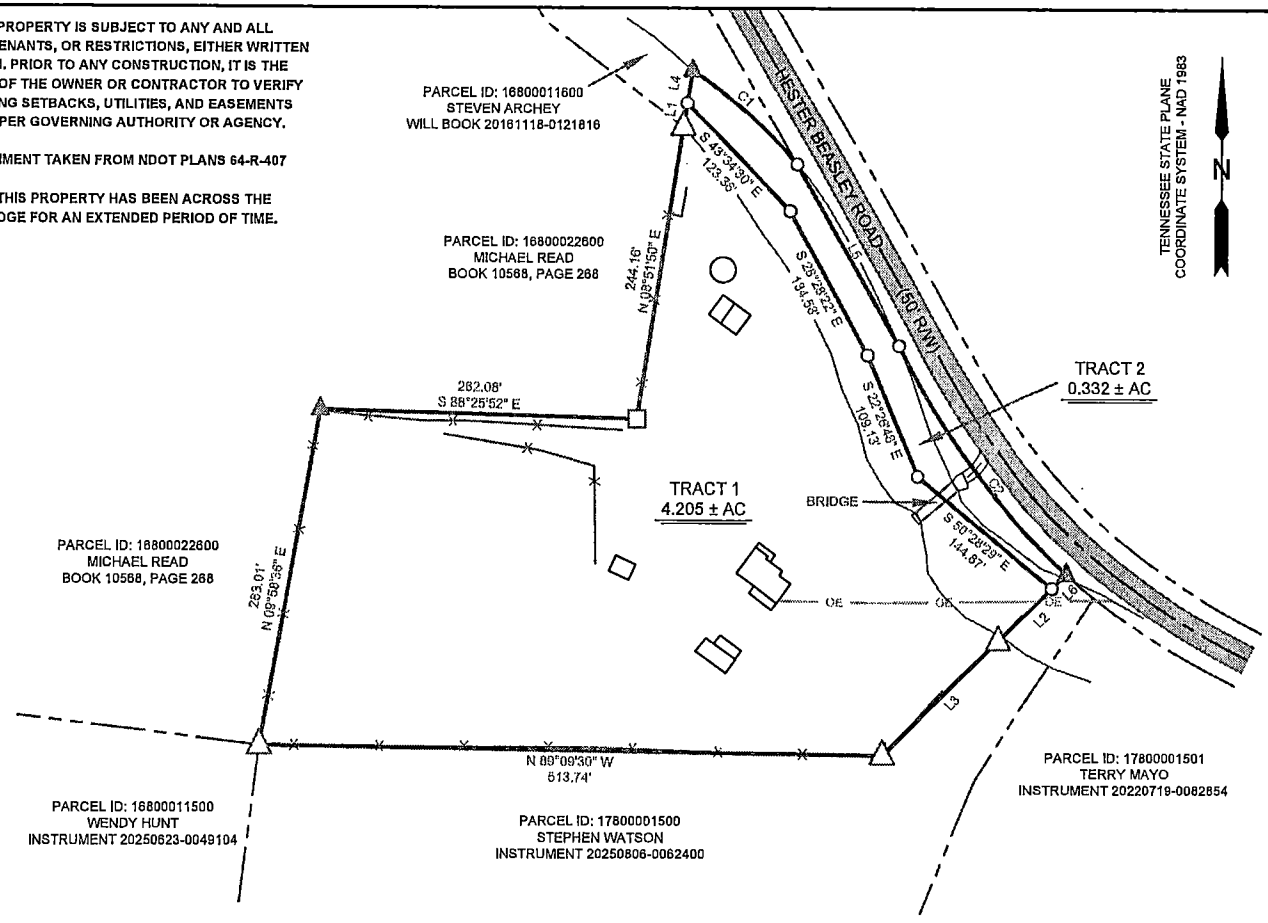
along a curve to the right (Radius = 411.77 feet, Delta = 16°13'15", Length = 116.57 feet) and running with the north bank of Pritchard Branch a chord bearing of South 48°02'58" East for a chord distance of 116.19 feet to a 5/8-inch rebar set in the south right-of-way of Hester Beasley Road, said point 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 the same property conveyed to Michael J. Sanders and Jodi L Daniels, joint tenants with right of survivorship, by Quitclaim deed from Steven Archey, as devisee under the Last Will and Testament of Barbara Archey, dated May 20, 2026 and recorded on May 21, 2026, of record in Inst. No. 20260521-0046580, Register's Office for Davidson County, Tennessee.

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.



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 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 05/19/26

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

05/19/26

0' 100' 200' 300'

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	62.04'
L3	S 45°16'02" W	135.96'
L4	N 08°51'50" E	27.09'
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	669.18'	19°36'29"	236.26'	S 36°20'51" E	235.19'	119.30'

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