Karen Johnson Davidson County
Batch# 1427680 DEEDQC
06/03/2026 01:32:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20260603-0050196

****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 28 day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 1-4-2027

ADDRESS OF NEW OWNER:
Matthew Martin
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
SAME

Map/Parcel: 168 00 0 283.00

Engie Boktor
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Martin, a married man**, hereinafter called the Grantor, hereby quitclaims and conveys unto **K. Thomas Sidwell, Trustee**, hereinafter called the Trustee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 28 day of May, 2026.

GRANTOR:

Matthew Martin

And now, I, the said K. Thomas Sidwell, Trustee, for the purposes of dividing the property into two distinct parcels, do hereby convey, and forever quitclaim unto **Matthew Martin, a married man,** hereinafter called the Grantee, the real property as more particularly described on **Exhibit "B"** and shown on **Exhibit "C"** attached hereto and incorporated herein by reference, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 3 day of June, 2026.

TRUSTEE:

K. Thomas Sidwell, Trustee

[Grantor Notary Acknowledgement]

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Matthew Martin**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 28 day of May, 2026.

My Commission Expires: 1-4-2027

Notary Public

Engie Boktor
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

[Trustee Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **K. Thomas Sidwell, Trustee**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3 day of June, 2026.

My Commission Expires:

12-1-29

Notary Public

WILLIAMSON COUNTY KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

ORIGINAL PROPERTY

PROPERTY DESCRIPTION

A tract of land situated in the 9th Civil District of Davidson County, Nashville, Tennessee. Being Parcel 74.00 as shown on Davidson County Tax Map 168.00. Being bounded generally on the north by Highway 100, on the east by the Lisa B. & Glenn A. Kinnie property, as recorded in Instrument Number 20140923-0087002, Register of Deeds for Davidson County, Tennessee, (R.O.D.C); a Graveyard as recorded in Deed Book 1102, Page 59, (R.O.D.C.) and the Teaghlaigh, LLC property, as recorded in Instrument Number 20160713-0071593, (R.O.D.C.); on the south by James R. & Gladys F. Jones property, as recorded in Instrument Number 20061211-0152725, (R.O.D.C.) and on the west by the Edward Underwood property as recorded in Instrument Number 20150817-0082575, (R.O.D.C.); being more particularly described as follows:

Beginning at a ½" iron rod (found - RLS #1444) with a State Plane Coordinate of N: 618,067.45, E: 1,669,098.92 and being in the southerly right of way margin of Highway 100, a 66-foot right of way and the northeast corner of the herein described tract and the northwest corner of the Kinnie property; Thence, leaving said right of way margin, with a meandering fence, a portion of the Kinnie property and a Graveyard, South 06°56'07" East a distance of 298.31 feet to a ½" iron rod (found - RLS #1444); being the southwest corner of a Graveyard;
Thence, along a portion of the southerly line of the Graveyard, North 85°11'30" East a distance of 33.06 feet to a ½" iron rod (found - RLS #1444); being a corner of the Kinnie property; Thence, along a common line with Kinnie, South 28°24'21" East a distance of 617.47 feet to a 24" Beech tree with three hacks along a ridge; Thence, continuing with Kinnie and along Teaghlaigh, LLC, South 09°41'35" East a distance of 737.49 feet to a ½" iron rod (found - no cap), being the most southeast corner of the herein described tract and the most southwest corner of the Teaghlaigh, LLC property and in the northerly line of the Jones property; Thence, leaving the Teaghlaigh, LLC property and along the northerly line of Jones, North 85°31'41" West a distance of 331.11 feet to a ½" iron rod (found - cap not legible), being the most southwest corner of the herein described tract and the most southeast corner of the Underwood property and in the northerly line of Jones; Thence, leaving Jones and with the Underwood property, North 13°31'53" West a distance of 1542.72 feet to a 3/8" iron rod (found - no cap), being the most northwest corner of the herein described tract and the most northeast corner of the Underwood property;
Thence, leaving Underwood and with the southerly right of way margin of Highway 100 with a curve concave to the north, having a radius of 2897.79 feet, a central angle of 4°06'24", an arc length of 207.69 feet and a chord which bears North 79°31'48" East a distance of 207.65 feet to the Point of Beginning and containing 462,065 square feet or 10.61 acres, more or less.

Being the same property conveyed to Matthew Martin by Qing Wu, married and Dan Wu, married, by virtue of Warranty Deed dated November 20, 2019, and being of record at Instrument No. 20191122-0121067, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Matthew Martin, a married man by 9039 Highway 100 Homeowners' Association, Inc., a Tennessee nonprofit corporation, by virtue of Quitclaim Deed dated September 3, 2025, and being of record at Instrument No. 20250908-0071494, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

SUBDIVIDED PARCELS

PROPERTY DESCRIPTION

TRACT 1: 5.18 ACRES

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 03-18-26,
File Number 3-786, as follows:

Beginning at an existing iron rod capped "Chapdelain" by a metal fence post on the southeast margin of Highway 100 and being approximately 678 feet southwest of the intersection of Linton Lane and having a Tennessee State Plane Coordiante of N;618067.4691, E:1669099.0692;
Thence leaving the margin of Highway 100 with the southwest line of Lisa Kinnie (Instrument Number 20140923-0087002) SOUTH 06 DEGREES 54 MINUTES 20 SECONDS EAST a distance of 298.26 feet to an existing iron rod capped "Chapdelaine" at a metal fence post;
Thence NORTH 85 DEGREES 11 MINUTES 18 SECONDS EAST a distance of 33.07 feet to an existing iron rod capped "Chapdelaine";
Thence SOUTH 28 DEGREES 24 MINUTES 31 SECONDS EAST a distance of 617.47 feet to a beech tree with fencing;
Thence with the southwest line of Teaghlaigh, LLC (Instrument number 20160713-0071593) SOUTH 09 DEGREES 40 MINUTES 26 SECONDS EAST a distance of 368.84 feet to a set iron rod capped "Chandler" and having a TSPC of N:616867.4406, E:1669523.6295;
Thence with a new line and severing the property of Matthew Martin (Instrument Number 20191122-0121067) NORTH 73 DEGREES 21 MINUTES 53 SECONDS WEST a distance of 334.71 feet to a set iron rod capped "Chandler";
Thence NORTH 13 DEGREES 31 MINUTES 45 SECONDS WEST a distance of 576.18 feet to a set iron rod capped "Chandler";
Thence NORTH 17 DEGREES 34 MINUTES 02 SECONDS EAST a distance of 217.32 feet;
Thence NORTH 42 DEGREES 41 MINUTES 05 SECONDS WEST a distance of 47.69 feet;
Thence NORTH 09 DEGREES 59 MINUTES 55 SECONDS WEST a distance of 297.14 feet to a set iron rod capped "Chandler" in the south margin of Highway 100;
Thence with said margin NORTH 79 DEGREES 28 MINUTES 50 SECONDS EAST a distance of 50.10 feet to an existing iron rod which is the point of beginning,
having an area of 225723.77 square feet, 5.18 acres

Being a portion of the same property described in Instrument Number 20191122-0121067, Register's Office of Davidson County, Tn.

TRACT 2: 5.43 ACRES

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 03-18-26,
File Number 3-786, as follows:

Beginning at an existing iron rod capped "Chapdelain" by a metal fence post on the southeast margin of Highway 100 and being approximately 678 feet southwest of the intersection of Linton Lane and having a Tennessee State Plane Coordiante of N;618067.4691, E:1669099.0692;
Thence with said margin SOUTH 79 DEGREES 28 MINUTES 50 SECONDS WEST a distance of 50.10 feet to a set iron rod capped "Chandler" and being the Point of Beginning of this description;
Thence with a new line and severing the property of Matthew Martin (Instrument Number 20191122-0121067) SOUTH 09 DEGREES 59 MINUTES 55 SECONDS EAST a distance of 297.14 feet;
Thence SOUTH 42 DEGREES 41 MINUTES 05 SECONDS EAST a distance of 47.69 feet;
Thence SOUTH 17 DEGREES 34 MINUTES 02 SECONDS WEST a distance of 217.32 feet to a set iron rod capped "Chandler";
Thence SOUTH 13 DEGREES 31 MINUTES 45 SECONDS EAST a distance of 576.18 feet to a set iron rod capped "Chandler";
Thence SOUTH 73 DEGREES 21 MINUTES 53 SECONDS EAST a distance of 334.71 feet to a set iron rod capped "Chandler" in the southwest line of Teaghlaigh, LLC (Instrument number 20160713-0071593);
Thence with the southwest line of Teaghlaigh, LLC (Instrument number 20160713-0071593) SOUTH 09 DEGREES 40 MINUTES 26 SECONDS EAST a distance of 368.84 feet to an existing iron rod;
Thence with the north line of James Jones (Instrument Number 20070328-0036834) NORTH 85 DEGREES 28 MINUTES 44 SECONDS WEST a distance of 330.83 feet to an existing iron rod having a TSPC of N:616529.9258, E:1669255.8086;
Thence with the northeast line of Judy Ivey (Instrument Number 20191105-0114105) NORTH 13 DEGREES 31 MINUTES 59 SECONDS WEST a distance of 1542.45 feet to an existing iron rod at a fence post on the south margin of Highway 100 and having a TSPC of N:618029.5502, E:1668894.8631;
Thence with said margin NORTH 79 DEGREES 28 MINUTES 50 SECONDS EAST a distance of 157.60 feet to a set iron rod which is the point of beginning,
having an area of 236398.36 square feet, 5.43 acres

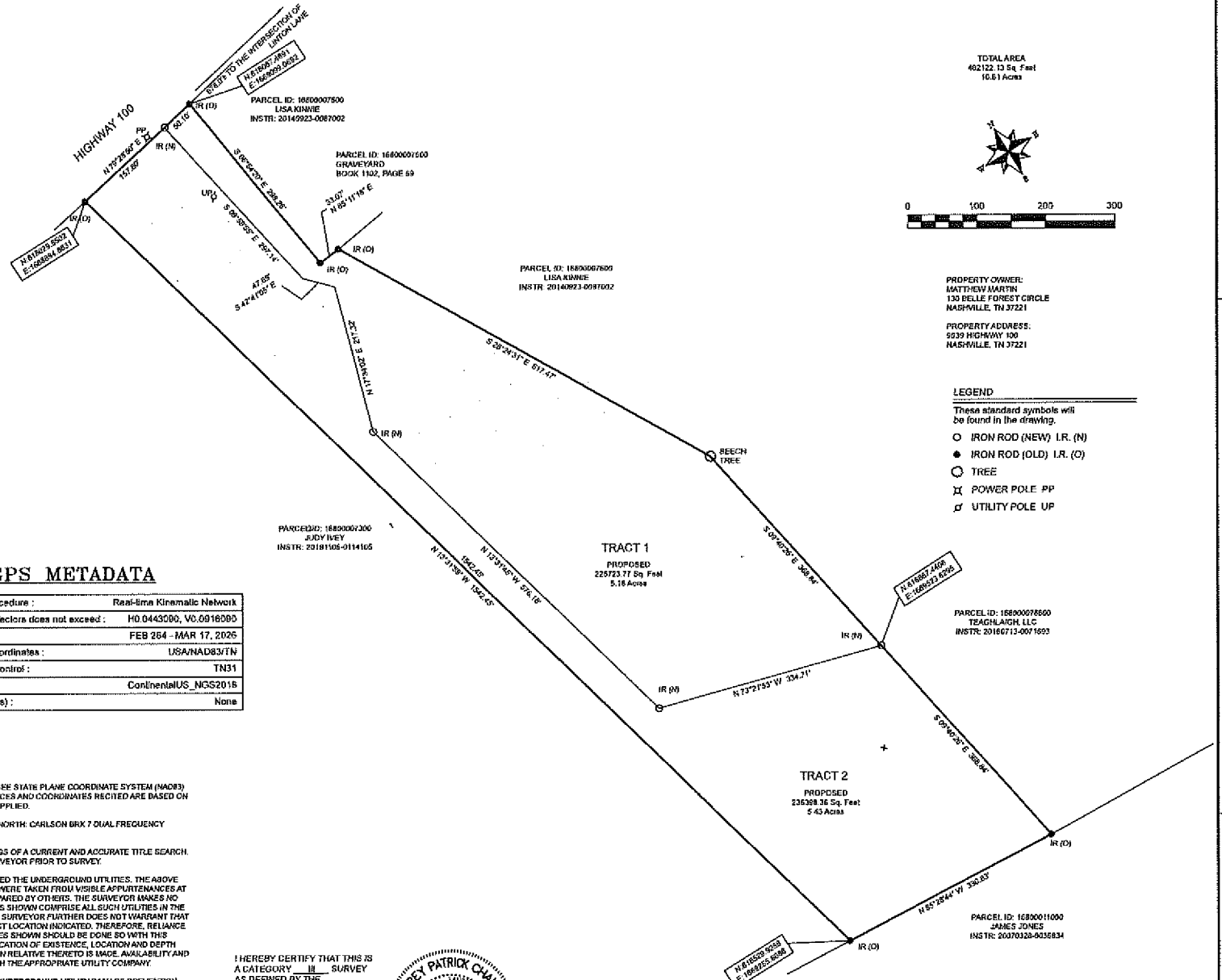
Being a portion of the same property described in Instrument Number 20191122-0121067, Register's Office of Davidson County, Tn.

EXHIBIT "C"

SUBDIVIDED PARCELS

EXHIBIT

[See attached.]



GPS METADATA

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0443090, V0.0916080
Date of survey :	FEB 264 - MAR 17, 2026
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	None

GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.

2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.

3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___III___ SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN ___1:10000___ AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353

JEFFREY PATRICK CHANDLER
2353
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2353

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION:
BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT NUMBER 20191122-0121097, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

CLIENT INFORMATION:
DALAMAR HOMES, LLC
1312 ANN ST. STE. 5 CIRCLE
NASHVILLE, TN 37221

REVISIONS

EXHIBIT OF TRACTS 1 AND 2

DRAWN	DATE	MAP AND PARCEL	
JEFF C	MAR 18, 2026	PARCEL ID: 16800028300	
APPROVED	DATE	CURRENTLY ZONED	
JEFF C	MA-18, 2026		
SCALE	SHEET	PROJECT NO.	
1" = 100'	ONE OF ONE	8-786	

20260603005019 6

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 3 day of June, 2006.

K. Thomas Sidwell
Date: 6-3-06

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 3 day of June, 2006.

Notary Public
My Commission Expires: 12-1-09

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY