Karen Johnson Davidson County
Batch# 1450614 DEEDQC
07/22/2026 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066534

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO: |
|---|---|---|
| Samuel and Dallas Dew<br>8866 Hwy 100<br>Nashville, TN 37221 | New Owner | A portion of<br>168 00 0 050.00 |

***This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.***

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Kelley G. Dew Irrevocable Trust, dated December 18, 2020,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Samuel Levi Dew and Dallas Marie Mattern Dew, husband and wife,** all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being a certain tract or parcel of land situated in the 35th Council District of Davidson County, Tennessee, lying on the north side of Highway 100 and bounded on the north by South Harpeth Farms, East and South by the remaining lands of Kelley G. Dew Irrev. Trust (24.89 acres), and the west by L. D. & Susan Mathias, and being more particularly described as follows:

Commencing at an iron rod (set) along the north margin of Highway 100. Said iron rod (set) lying N 34° 36' 04" W, 2.04 feet from an iron rod (found). Thence, leaving the north margin of Highway 100 and with the east line of Parcel ID: 16800004800, (South Harpeth Farms, LLC, DB: 20210607-007556), N 34° 36' 04" W, for a distance of 267.31 feet to an iron rod (found). Said iron rod having Tennessee State Plane Coordinates of Northing: 619338.921, Easting: 1673336.709. Thence, N 25° 36' 11" E, for a distance of 207.51 feet to an iron rod (found) capped "H&H". Thence, leaving South Harpeth Farms, LLC and with the east line of Parcel ID: 16800020100, (South Harpeth Farms, LLC, DB: 00009762-0000377), N 25° 03' 23" E, for a distance of 286.78 feet to a concrete monument (found). Thence, N 04° 26' 39" E, for a distance of 668.56 feet to an iron rod (found). Said iron rod being the southwest corner of Parcel ID: 16800017800. Thence, leaving South Harpeth Farms, LLC, and with the south line of Parcel ID: 16800017800, (L. D. & Susan Mathias, DB: 00005740-0000071), S 85° 06' 31" E, for a distance of 299.81 feet to an iron rod (found). Said iron rod being the TRUE POINT OF BEGINNING. Thence, following the easterly line of Mathias, N 04° 10' 50" E for a distance of 725.08 feet to an iron rod (disturbed). Thence, leaving Mathias and with the southerly margin of Parcel ID: 15500004000, (South Harpeth Farms LLC, DB: 00009762-0000377), S 84° 47' 21" E for a distance of 327.55 feet to an iron rod (found). Thence, S 06° 09' 38" W, for a distance of 82.86 feet to an iron rod (found). Thence, S 83° 46' 31" E passing an iron rod (found) at 97.16 feet for a total distance of 293.69 feet to an iron rod (set). Thence, with a new line severing the original parcel (DB: 20260312-0019753), S 49° 21' 53" W for a distance of 730.42 feet to an iron rod (set). Thence, S 04° 10' 50" W for a distance of 111.09 feet to and iron rod (set). Thence, N 85° 49' 10" W for a distance of 100.00 feet to the Point of Beginning and containing 5.25 acres more or less. According to a survey by Keith Brotherton, RLS #2850, dated July 2nd, 2026.

Being a portion of the same property conveyed to Kelley G. Dew Irrevocable Trust dated December 18, 2020, by Warranty Deed from Nancy Marie Craddock, Trustee, or her successors in Trust, Under the Nancy M. Craddock Revocable Trust, dated February 12, 2010, of record in Instrument 20260312-0019753, Register's Office for

Davidson County, Tennessee.

This is improved property known as a portion of **8866 Hwy 100, Nashville, TN 37221.**

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 22nd day of July, 2026.

**GRANTOR:**

**KELLEY G. DEW IRREVOCABLE TRUST**

Trustee

**Gregory D. Dew, Trustee**

**STATE OF** Tennessee
**COUNTY OF** Williamson

On July 22, 2026, before me personally appeared **Gregory D. Dew**, Trustee of the KELLEY G. DEW IRREVOCABLE TRUST, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as such Trustee's free act and deed.

Witness my hand, at office, this 22nd day of July, 2026.

**NOTARY PUBLIC**

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** Tennessee
**COUNTY OF** Williamson

The actual consideration for this transfer is $0.00.

Janice Collins

**Affiant**

Subscribed and sworn to before me, this 22nd day of July, 2026.

**NOTARY PUBLIC**

My Commission Expires: 10-4-27

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LUKE KELLUM

202607220066534

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 July 22, 2026 (date of document).

Affiant Signature

7-22-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of July, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 9/8/29

NOTARY'S SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

202607220066534