Karen Johnson Davidson County
Batch# 1450614 DEEDQC
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Fees: $22.00 Taxes: $0.00
20260722-0066535

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:
Kelley G. Dew Irrevocable Trust 8866 Hwy 100 Nashville, TN 37221	New Owner	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 **Kelley G. Dew Irrevocable Trust, dated December 18, 2020,** 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 Mathias, South Harpeth Farms, and a newly created 5.25-acre tract, East by multiple parcels, Trust A, Trust B, Joegina Fofina Rev Trust, Greggs, JMJ Enterprises, and Alviri, the south by Highway 100, and the west by South Harpeth Farms, LLC, and being more particularly described as follows:

Beginning 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 and east lines 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). Thence, with new lines severing the original parcel (DB: 20260312-0019753), S 85° 49' 10" E for a distance of 100.00 feet to an iron rod (set). Thence, N 04° 10' 50" E for a distance of 111.09 feet to an iron rod (set). Thence, N 49° 21' 53" E for a distance of 730.42 feet to an iron rod (set). Thence, with the south line of Parcel ID: 15500004000, (South Harpeth Farms, LLC, DB: 00009762-0000377), S 83° 46' 31" E for a distance of 229.80 feet to a 5/8" iron rod (found). Thence, S 81° 02' 05" E, for a distance of 168.58 feet to a flagged angle iron (found). Thence, S 82° 53' 41" E, for a distance of 326.28 feet to a flagged angle iron (found) in fence. Said angle iron being the most northeasterly corner of the hereon described tract of land. Thence, leaving the south line of South Harpeth Farms, LLC property and with the west line of Parcel ID: 15500014400, (Trust A & Trust B, QC: 20250701-0051755), S 08° 48' 31" W, for a distance of 91.81 feet to an iron rod (found) in an old ridge road. Thence, leaving Trust A & Trust B property and with the north lines of Parcel ID: 16900000100, (Gina P. Jones & Joegina Fofina Revocable Trust, QC: 20250728-0059159); and Parcel ID: 16800005200, (JMJ Enterprises, Inc., DB: 20211020-0140614), S 60° 59' 28" W, for a distance of 651.12 feet to an iron rod (found).

Thence, S 60° 09' 04" W, for a distance of 14.99 feet to an iron rod (found). Thence, S 56° 06' 38" W, for a distance of 84.06 feet to an iron rod (found). Thence, S 42° 55' 27" W, for a distance of 98.87 feet to an iron rod (found). Thence, S 44° 12' 45" W, for a distance of 133.67 feet to an iron rod (found). Thence, S 52° 15' 53" W, for a distance of 575.37 feet to an iron rod (found). Thence, leaving the north line of JMJ Enterprises, Inc. property and with the northwesterly line of Parcel ID: 16800004900, (Mehrdad & Sepideh Alviri, QC: 20050607-0064851), S 23° 35' 14" W, for a distance of 830.72 feet to an iron rod set in the north margin of Highway 100. Thence, with the north margin of Highway 100 with a curve to the right having a radius of 2723.20 feet, an arc length of 184.31 feet, a chord bearing of S 73° 15' 16" W, for a distance of 184.27 feet to the Point of Beginning and containing 24.89 acres more or less. According to a survey by Keith Brotherton, RLS #2850, dated July 2, 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.

The purpose of this conveyance is to enter into the public record the surveyed legal description of the remaining 24.89 acre tract after the conveyance of 5.25 acres from the original parent parcel (Map/Parcel #: 168 00 0 050.00) to Samuel Levi Dew and Dallas Marie Mattern Dew, husband and wife, by Quitclaim Deed from Kelley G. Dew Irrevocable Trust dated December 18, 2020, of record in Instrument No. __202607220066534_____, Register's Office for Davidson County, Tennessee.

This is improved property known as **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

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

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 10-4-27

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: 5/8/29

NOTARY'S SEAL

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