Karen Johnson
Batch # 1463113
08/25/2026 11:39:06 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260825-0078653

QUITCLAIM DEED

FROM: Grace K. Johnson

TO: Grace K. Johnson

This instrument was prepared by:
Scott W. Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Grace K. Johnson 8388 Collins Road Nashville, TN 37221	Same	Portion of 155-00-0-061.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Grace K. Johnson
Affiant

Sworn to and subscribed before me, this 18th day of August, 2026.

Julie J Carpenter
Notary Public

My Commission Expires: 3/5/2030

JULIE J CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grace K. Johnson (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto Grace K. Johnson (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 18th day of August, 2026.

GRANTOR:

Grace K. Johnson

Grace K. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Grace K. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of August, 2026.

Julie J Carpenter

Notary Public

My Commission Expires: 3/5/2030

JULIE J CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



EXHIBIT A

PROPERTY DESCRIPTION

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin set on the west right of way of McCrory Lane, 35' from center, corner to Owen Wilson Herndon (Instrument No. 20210730-0103142) and being the northwest corner of Tract a of Grace K. Johnson (Instrument No. 20260115-0003870), said pin located at Tennessee State Plane coordinates of N:625,902.74, E:1,677,614.11;

THENCE, leaving said right of way and along the line of said Owen Wilson Herndon for the next 13 calls: N 75°10'59" E, a distance of 168.99' to an iron pin set;

THENCE, N 32°18'06" E, a distance of 265.00' to an iron pin set;

THENCE, N 50°51'15" E, a distance of 363.43' to an existing 1" aluminum pipe;

THENCE, N 77°37'17" E, a distance of 226.74' to an existing 1 " aluminum pipe;

THENCE, N 79°46'48" E, a distance of 87.62' to an existing 5/8" iron pin, no cap on the west extent of a 350' TVA Easement;

THENCE, crossing said TVA easement and continuing along the line of said Owen Wilson Herndon S 81°01'39" E, a distance of 262.31' to point on rock, said point being located at Tennessee State Plane Coordinate of N: 626, 422.62, E: 1,678,767.75;

THENCE, N 09°33'04" E, a distance of 622.50' to an existing 5/8" iron pin, no cap;

THENCE, S 87°38'23" E, a distance of 236.82' to an existing 5/8" iron pin, no cap;

THENCE, N 60°14'31" E, a distance of 111.52' to an existing 5/8" iron pin, no cap;

THENCE, N 26°07'02" W, a distance of 96.01' to an existing 5/8" iron pin, no cap;

THENCE, N 63°47'31" W, a distance of 755.37' to an existing 5/8" iron pin, no cap;

THENCE, N 09°33'51" E, a distance of 332.25' to a fence post, said post being located S 22°38'58" E, 1.08' from an existing 1/2" iron pin, no cap, used as reference;

THENCE, N 80°08'09" W, a distance of 20.00' to an existing 5/8" iron pin, no cap, corner to James Patrick Walsh (Instrument No. 20080219-0016199);

THENCE, along Walsh's line for the next 3 calls: N 06°24'35" E, a distance of 54.06' to an iron pin set;

THENCE, N 37°05'22" E, a distance of 144.44' to an iron pin set;

THENCE, N 09°28'05" E, a distance of 64.48' to an iron pin set on the south right of way of Poplar Creek Road, varied width right of way;

THENCE, along said south right of way with a curve to the left, arc length of 50.04', radius of 408.59', bearing N 74°30'57" E, a distance of 50.00' to an existing 5/8" iron pin, illegible cap, corner to Kathleen Snell (Instrument No. 20260123-0005727);

THENCE, leaving said right of way of Poplar Creek Road and along Snell's line for the next 4 calls: S 12°31'12" E, a distance of 78.40' to an existing 5/8" iron pin, no cap;

THENCE, S 13°42'39" W, a distance of 95.46' to an existing 5/8" iron pin, no cap;

THENCE, S 00°15'17" W, a distance of 81.96' to an iron pin set;

THENCE, S 82°26'47" E, a distance of 1156.71' to an existing 1" pipe, no cap, corner to Deborah D. Hollis (Instrument No. 20200106-0001606; Lot 17 of Plat Book 6900, Page 327);

THENCE, along the line of said Deborah D. Hollis, then Douglas R. Ashworth, Jr. et ux (Deed Book 8016, Page 113; Lot 16 of Plat Book 6900, Page 327) S 81°04'13" E, a distance of 241.53' to a point in the fenced in yard of said Douglas R. Ashworth, Jr. et ux, said point being located at Tennessee State Plane Coordinate of N: 627,638.07, E: 1,680,051.21;

THENCE, continuing along the line of said Douglas R. Ashworth, Jr. et ux, then the Common Open Space from Plat Book 6900, Page 327 S 58°31'34" E, a distance of 202.07' to an existing 1/2" iron pin, illegible cap;

THENCE, continuing along said Common Open Space from Plat Book 6900, Page 327 for the next 2 calls: S 62°16'23" E, a distance of 158.32' to an iron pin set;

THENCE, S 39°52'52" E, a distance of 124.83' to an existing 1/2" iron pin, no cap, corner to 15.75 acre portion of Tract B, Parcel 1 of Grace K. Johnson (Instrument No. 20260115-0003870);

THENCE, crossing the land of said Grace K. Johnson on a new severance line for the next 2 calls: S 53°02'45" W, a distance of 714.98' to an iron pin set;

THENCE, S 41°58'03" E, a distance of 853.32' to an iron pin set in the west line of David E. Johnson (Instrument No. 20080312-0024992);

THENCE, along the line of said David E. Johnson for the next 8 calls: N 81°35'11" W, a distance of 250.44' to a ;

THENCE, S 85°45'59" W, a distance of 93.16' to an existing 1/2" iron pin, illegible cap;

THENCE, S 50°15'10" W, a distance of 134.41' to an existing 1/2" iron pin, illegible cap;

THENCE, S 35°21'51" W, a distance of 120.31' to an existing 1/2" iron pin, illegible cap;

THENCE, S 12°15'29" W, a distance of 166.42' to an existing 1/2" iron pin, illegible cap;

THENCE, S 32°47'47" W, a distance of 294.53' to an existing 1/2" iron pin, illegible cap;

THENCE, S 57°48'40" W, a distance of 211.42' to an existing 1/2" iron pin, no cap;

THENCE, S 07°37'41" W, a distance of 687.00' to a point in a root ball, corner to Paul B. Fisher et ux (Deed Book 11492, Page 458; Lot 70 of Plat Book 6900, Page 723), said point being located at Tennessee State Plane Coordinate of N: 624,940.79, E: 1,679,464.39;

THENCE, along the line of said Pual B. Fisher et ux, then Erica D. Baravik-Munsell et un (Instrument No. 20151216-0126585; Lot 69 of Plat Book 6900, Page 723), then Mark R. Thompson et ux (Instrument No. 20120312-0020994; Lot 68 of Plat Book 6900, Page 723), then Dennis P. Ferrier (Instrument No. 20230728-0058383; Lot 67 of Plat Book 6900, Page 723) S 05°39'22" W, a distance of 360.00' to a point, corner to Gergory F. Faulhaber et al (Instrument No. 20250401-0024715; Lot 10 of Plat Book 6900, Page 721) & Debra R. Jones et un (Instrument No. 20020614-0072740; Lot 9 of Plat Book 6900, Page 721), said point being located S 88°59'45" E, a distance of 11.20' from an existing 5/8" iron pin used as reference;

THENCE, along the line of said Debra R. Jones et un, then the Common Open Space from Plat Book 6900, Page 721 N 82°34'12" W, a distance of 465.54' to an existing 1/2" iron pin, no cap;

THENCE, continuing along said Common Open Space from Plat Book 6900, Page 721 for the next 2 calls: N 88°00'20" W, a distance of 128.82' to an existing 5/8" iron pin #1979;

THENCE, S 86°07'31" W, a distance of 154.67' to a point, corner to C.E. Garland et al (Deed Book 4162, Page 358), said point being located N 25°06'37" E, a distance of 1.59' from an existing 5/8" iron pin, no cap, used as reference;

THENCE, along the line of said C.E. Garland et al for the next 2 calls: S 86°24'09" W, a distance of 134.83' to an iron pin set;

THENCE, N 55°40'42" W, a distance of 246.97' to an existing 5/8" iron pin, no cap, on the east right of way of McCrory Lane, 35' from center;

THENCE, along said east right of way of McCrory Lane for the next 5 calls: N 25°15'51" W, a distance of 284.89' to a point;

THENCE, with a curve to the left, arc length of 378.10', radius of 1435.00', bearing N 32°48'46" W, a distance of 377.01' to a point;

THENCE, N 40°21'40" W, a distance of 417.18' to a point;

THENCE, with a curve to the right, arc length of 56.66', radius of 716.39', bearing N 38°05'35" W, a distance of 56.65' to a point;

THENCE, with a compound curve to the right, arc length of 223.18', radius of 716.39', bearing N 26°54'09" W, a distance of 222.27' to the POINT OF BEGINNING, containing 110.42 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979, with Crowe Wheeler and Associates, dated August 10, 2026, last updated August 10, 2026, File 16-187.

Being a portion of the property conveyed to Grace K. Johnson by Quitclaim Deed from David E. Johnson dated January 14, 2026, of record at Instrument No. 20260115-0003870 in the Register's Office for Davidson County, Tennessee.