THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

Karen Johnson Davidson County
Batch# 1467634 DEEDQC
09/03/2026 09:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260903-0081585

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Alyssa Joy Marcellino, Trustee 1620 Coles Ferry Pike Lebanon, Tennessee 37087	SAME	16900003700

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 and sufficiency of which are hereby acknowledged, **Dustin Allen Marcellino**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Alyssa Joy Marcellino, Trustee of the 0 Hester Beasley Road Trust dated August 25, 2026**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 25th day of August, 2026.

Dustin Allen Marcellino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin Allen Marcellino, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 25th day of August, 2026.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being more particularly described as follows:

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" (N:619999.88 E:1676423.80) ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 100 (33' FROM THE CENTER), THE NORTHEAST CORNER OF HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTY (REF. DEED BOOK 7738 PAGE 634 RO.D.C.); THENCE LEAVING HARPETH VALLEY AND WITH THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 100 WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=02° 48 '59"; RADIUS=3853.00'; ARC=189.40'; CHORD= NORTH 79° 06' 33" EAST 189.38 FEET TO APOINT ON A BLUFF (WITNESSED BY A½" IRON PIN "CHAPDELAINE" BEING S40°12'15-W 15.48' FROM THE POINT) AND BEING THE NORTHWEST CORNER OF RUNYEON & HAMM, GP (REF. INSTRUMENT# 20260227-0015733 R.O.D.C.- PROPERTY MAP 169 PARCEL 34; THENCE LEAVING STATE HIGHWAY 100 AND WITH RUNYEON & HAMM'S WEST LINES S00°46'06"W 39.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S33°36'19"E 116.80' TO THE CENTER OF A GRAVEL DRIVE (30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT), THE NORTHWEST CORNER OF ROBERT PULLIAM'S REVISED TRACT 3; THENCE WITH A NEW LINE SEVERING ROBERT PULLIAM'S TRACT 1, S04°00'21"E 595.93' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN THE AFOREMENTIONED GRAVEL DRIVE/ 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILTY EASEMENT; THENCE CONTINUING WITH THE GRAVEL DRIVE/30' EASEMENT, S45°30'53-W 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S24°46'07"W 114.78' TO AN EXISTING ½" IRON PIN IN THE GRAVEL DRIVE AND 30' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH THE CENTER OF SAID DRIVE AND EASEMENT S13°55'50"W 59.73' TO A½" IRON PIN SET THIS SURVEY; THENCE WITH A NEW LINE SEVERING ROBERT PULLIAM'S TRACT 2, N85°10'26"W PASSING A½" IRON PIN SET THIS SURVEY AT 137.21' IN ALL 286.77' TO A½" IRON PIN SET IN THE EAST LINE OF WILLIAMDODSON (REF. INSTRUMENT #20170316-0025949 R.O.D.C.- PROPERTY MAP 169 PARCEL 25); THENCE WITH DODSON'S EAST LINE N09°06'52"E 196.14' TO AN EXISTING ½" IRON PIN SET "CHAPDELAINE"; THENCE FIRST WITH DODSON AND THEN WITH HARPETH VALLEY UTILITY DISTRICT (REF. INSTRUMENT #20000310-0025144 R.O.D.C.- PROPERTY MAP 169 PARCEL 31) N09°06'52"E 135.63' TO AN EXISTING ½" IRON PIN "BSWC", THE SOUTHEAST CORNER OF A SECOND HARPETH VALLEY UTILITY DISTRICT TRACT (REF. DEED BOOK 7738 PAGE 634 R.O.D.C.- PROPERTY MAP 169 PARCEL 32); THENCE WITH THE SECOND TRACT'S EAST LINE N07°53'12"E 587.11' TO THE POINT OF BEGINNING, CONTAINING 6.72 ACRES, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. NO.

1444, 7376 WALKER ROAD, FAIRVIEW TENNESSEE 37062 AND DATED MARCH 18. 2026.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A 30' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM HESTER BEASLEY ROAD THROUGH LOT 1 OF ROBERT PULLIUM SUBDIVISION TRACT 2 OF THE ROBERT P. PULLIAM PROPERTY AND THE ABOVE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" IN THE EAST LINE OF ASTER SPRINGS TENNESSEE, LLC (REF. INSTRUMENT #20250408-026810 R.O.D.C.- PROPERT MAP 16 PARCEL 23) THENCE WITH ASTER SPRINGS' EAST LINE S10°32'31'W 28.37' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD N72°18'42"E 104.17' TO A POINT, THE TRUE POINT OF BEGINNING OF AN EXISTING NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT AS RECORDED IN DEED BOOK 6491 PAGE 110 R.O.D.C:

FROM THE TRUE POINT OF BEGINNING WITH THE CENTER OF SAID 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT FOR THE FOLLOWING 10 CALLS:

N05°17'49"E 37.11' TO AN EXISTING½" IRON PIN "CHAPDELAINE; THENCE N52°53'04"E 102.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N40°30'54"E 41.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N29°34'53"E 66.15' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N34°11'25"E 54.74' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N39°20'48"E 59.53' TO AN EXISTING MAG NAIL; THENCE N25°02'17"E 62.71' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N14°39'04"E 90.34' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N09°35'43"E 85.26' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N17°01'38"E 68.12' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N13°55'50"E 107.22' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE COMMON LINE OF ROBERT P. PULLIAM'S TRACT 3; THENCE WITH TRACT 3, N24°46'07"E 114.78' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N45°30'53"E 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE".

Being the same property conveyed to Dustin Allen Marcellino by deed from Robert P. Pulliam of record in Instrument Number 20260609-0051939, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 0 Hester Heasley Road, Tract 1, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 25, 2026.

08/31/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of August, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

