Karen Johnson Davidson County
Batch# 1468903 DEEDQC
09/04/2026 01:19:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20260904-0082597

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Green Trails, LLC 2925 Berry Hill Drive Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	175-00-0-074.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Mary Diane Gannon Brey, as devisee and Bonnie Sue Gannon Pearson, as devisee under the Last Will & Testament of Anna R. Gannon, deceased, of record in Instrument No. 202210060110386, in the Register's Office for Davidson County, Tennessee and contained in the Estate of Anna R. Gannon, deceased, under Docket #18P544, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division **(collectively "Grantor")**, by these presents, quitclaims, grants and conveys unto Green Trails, LLC, a Tennessee limited liability company **("Grantee")**, its successors and or assigns, all their right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Ronald P. Brey, the spouse of Mary Diane Gannon Brey hereby enters into the execution of this instrument for the purpose of conveying any marital interest he may have into the subject property.

Thomas William Pearson, the spouse of Bonnie Sue Gannon Pearson hereby enters into the execution of this instrument for the purpose of conveying any marital interest he may have into the subject property.

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 undersigned Grantor has executed this instrument effective this 31st day of August, 2026.

GRANTOR:

Mary Diane Gannon Brey

Mary Diane Gannon Brey

Ronald P. Brey

Ronald P. Brey

STATE OF KENTUCKY

COMMONWEALTH OF Jefferson

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Mary Diane Gannon Brey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27th, 2026.

NOTARY PUBLIC

My Commission Expires: 09-23-2029

MARINA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2029

STATE OF KENTUCKY

COMMONWEALTH OF Jefferson

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Ronald P. Brey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27th, 2026.

NOTARY PUBLIC

My Commission Expires: 09-23-2029

MARINA FISHER
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP37469
My Commission Expires Sep. 23, 2029

GRANTOR:

Bonnie Sue Gannon Pearson

Thomas William Pearson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Bonnie Sue Gannon Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

FRANK S PEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Thomas William Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 27, 2026.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

FRANK S PEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

EXHIBIT "A"
PROPERTY DESCRIPTION

A TRACT OF LAND IN THE 8TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE (U.S. HIGHWAY 41-U.S. HIGHWAY 70S-STATE ROUTE 1), BEING BOUNDED ON THE NORTH BY MICHAEL LEON MARTIN, ON THE EAST BY PARK PLACE SUBDIVISION, PHASES I AND II, AND PARK PLACE VENTURES, LLC, ON THE SOUTH BY MURFREESBORO PIKE AND ON THE WEST BY SAMMY SAID AND WIFE, MARIAN FANGARY, AND DONNA M. CRAWFORD AND RHONDA DIXON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, PURSUANT TO A SURVEY PROVIDED BY JAMES G. TERRY, RLS NO. 2287, JTA LAND SURVEYING, INC., 2603 ELM HILL PIKE, NASHVILLE, TN 37214, DATED JANUARY 31, 2024, JOB NUMBER 2023-538;

BEGINNING AT AN IRON ROD (SET) ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MURFREESBORO PIKE (U.S. HIGHWAY 41-U.S. HIGHWAY 70S-STATE ROUTE 1), A 104-FOOT PUBLIC RIGHT-OF-WAY; SAID IRON ROD BEING THE MOST WESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO PARK PLACE VENTURES, LLC AS OF RECORD IN BOOK 11179, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD FURTHERMORE BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MURFREESBORO PIKE, NORTH 42 DEGREES 02 MINUTES 10 SECONDS WEST, 346.32 FEET TO AN IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SAMMY SAID AND WIFE, MARIAN FANGARY AS OF RECORD IN INSTRUMENT NO. 20200715-0077422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MURFREESBORO PIKE, AND WITH THE EASTERLY PROPERTY LINE OF SAID SAMMY SAID AND WIFE, MARIAN FANGARY PROPERTY, NORTH 31 DEGREES 27 MINUTES 36 SECONDS EAST, 679.82 FEET TO AN IRON PIPE (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DONNA M. CRAWFORD AND RHONDA DIXON (TAX MAP 175, PARCEL 73.00) AS OF RECORD IN INSTRUMENT NO. 20120925-0086993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. WITH THE EASTERLY PROPERTY LINE OF SAID CRAWFORD AND DIXON, NORTH 30 DEGREES 41 MINUTES 26 SECONDS EAST, PASSING THROUGH AN IRON ROD (FOUND) AT 293.54 FEET, BEING THE SOUTHEASTERLY PROPERTY CORNER OF DONNA M. CRAWFORD AND RHONDA DIXON (TAX MAP 175, PARCEL 66.00) AS OF RECORD IN SAID

INSTRUMENT NO. 20120925-0086993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A TOTAL DISTANCE OF 340.00 FEET TO AN IRON ROD (SET); THENCE,

4. CONTINUING WITH THE EASTERLY PROPERTY LINE OF SAID CRAWFORD AND DIXON, NORTH 30 DEGREES 24 MINUTES 53 SECONDS EAST, 334.40 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL LEON MARTIN AS OF RECORD IN INSTRUMENT NO. 20050628-0074329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

5. WITH THE SOUTHERLY PROPERTY LINE OF SAID MARTIN, IN PART, SOUTH 69 DEGREES, 46 MINUTES 31 SECONDS EAST, 343.39 FEET TO AN IRON ROD (SET) AT THE NORTHWESTERLY BOUNDARY LINE OF PARK PLACE SUBDIVISION, PHASE II AS OF RECORD IN INSTRUMENT NO. 20200530-0065765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE WESTERLY BOUNDARY LINE OF SAID PARK PLACE SUBDIVISION, PHASE II, SOUTH 30 DEGREES 32 MINUTES 22 SECONDS WEST, 561.76 FEET TO AN IRON ROD (SET); THENCE,

7. SOUTH 22 DEGREES 50 MINUTES 22 SECONDS WEST, 79.45 FEET TO AN IRON ROD (SET); THENCE,

8. SOUTH 31 DEGREES 54 MINUTES 01 SECOND WEST, PASSING THROUGH AN IRON ROD (FOUND) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT NO. 2 AS SHOWN ON THE FINAL PLAT OF PARK PLACE SUBDIVISION, PHASE I AS OF RECORD IN INSTRUMENT NO. 20010129-0008516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A TOTAL DISTANCE OF 166.22 FEET TO AN IRON ROD (FOUND) AT THE WESTERLY TERMINUS OF SMOKEY MOUNTAIN PLACE, A 50-FOOT WIDE RIGHT-OF-WAY; THENCE,

9. WITH THE WESTERLY BOUNDARY LINE OF SAID PARK PLACE SUBDIVISION, PHASE I, SOUTH 31 DEGREES 56 MINUTES 57 SECONDS WEST, PASSING THROUGH AN IRON ROD (FOUND) AT 51.16 FEET, FOR A TOTAL DISTANCE OF 94.33 FEET TO AN IRON ROD (SET); THENCE,

10. SOUTH 32 DEGREES 39 MINUTES 31 SECONDS WEST, PASSING THROUGH AN IRON ROD (FOUND) AT 26.34 FEET, BEING THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 1 OF SAID PARK PLACE SUBDIVISION, PHASE I AND THE NORTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED PARK PLACE VENTURES, LLC PROPERTY, FOR A TOTAL DISTANCE OF 618.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 488,539 SQUARE FEET OR 11.22 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM TREACY VAUGHAN AND WIFE, IMOGENE WHITEHEAD VAUGHAN, BY INSTALLMENT DEED DATED OCTOBER

7, 1948, AND RECORDED OCTOBER 14, 1948, FROM MRS. NORA LEA HIBBETT ADCOCK AND HUSBAND, W. M. ADCOCK, OF RECORD IN DEED BOOK 1642, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BOTH WILLIAM TREACY VAUGHAN AND IMOGENE WHITEHEAD VAUGHAN ARE DECEASED. THERE WAS NOT INTERVENING SEPARATION OR DIVORCE FROM THE TIME THEY ACQUIRED SUBJECT PROPERTY AND THE DATE OF IMOGENE WHTEHEAD VAUGHAN'S DEATH. IMOGENE WHITEHEAD VAUGHAN AKA LENA IMOGENE WHITEHEAD VAUGHAN, DIED ON AUGUST 17, 1998, LEAVING WILLIAM TREACY VAUGHAN AS SURVIVING TENANT BY THE ENTIRETY. WILLIAM TREACY VAUGHAN DIED TESTATE ON JULY 16, 2002. THE DEVISEES UNDER HIS LAST WILL AND TESTAMENT ARE ANNA IMOGENE RADER GANNON AND CHARLES R. GANNON. SAID WILL CAN BE FOUND IN INSTRUMENT NO. 20020924-0116262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ORDER OF MUNIMENT OF TITLE CAN BE FOUND IN INSTRUMENT NO. 20020924-0116263, OF SAID REGISTER'S OFFICE. PROBATE CASE NO. 02P1576 IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

CHARLES R. GANNON, HUSBAND OF ANNA IMOGENE RADER GANNON, DIED ON JANUARY 23, 2002. ANNA IMOGENE RADER GANNON, DIED TESTATE ON AUGUST 25, 2017. THE DEVISEES UNDER HER LAST WILL AND TESTAMENT ARE MARY DIANNE GANNON BREY AND BONNIE SUE GANNON PEARSON, IN EQUAL SHARES, SAID WILL CAN BE FOUND IN INSTRUMENT 20221006-0110386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND OF RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, ESTATE OF ANNA R. GANNON, DOCKET #18P544.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 31, 2026 (date of document).

Affiant Signature

August 31, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

