Karen Johnson Davidson County
Batch # 1471507 DEEDQC
09/10/2026 11:47:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084065

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Based upon information provided by client

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21 day of September, 2024.

NOTARY PUBLIC

My Commission expires: 7/7/27

AIMEE DENISE BOBBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Steven M. Minton, Trustee Valerie Elaine Minton, Trustee JayBird Revocable Living Trust Agreement 130 E. Robertson Road Castalian Springs, Tennessee 37031	Same	Map 17 Parcel 11

KNOWN ALL MEN BY THESE PRESENT that Steven M. Minton and Valerie E. Minton, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Steven M. Minton and Valerie Elaine Minton, Trustees, JayBird Revocable Living Trust Agreement dated September 24, 2024, the right, title and interest in and to the following described tract or parcel of land in Davidson County described as , to-wit.

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 5 on a survey dated October 9, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job number 89-131), as follows:

TRACT 5:
BEGINNING at an iron pin in the Easterly margin of Greer Road; said point being the original most Westerly corner of the Galbreath property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee; thence, North 51 deg. 34 min. 28 sec. East crossing a concrete monument and continuing with the property conveyed to Ruby C. Callis by deed of record in Book 7264, page 484, Register's Office for Davidson County, Tennessee, 406.88 feet to an existing iron pipe; thence, continuing with the line of Callis North 06 deg. 02 min. 44 sec. East 345.07 feet to an existing iron pin; thence, North 06 deg. 12 min. 02 sec. East 210.01 feet to existing iron pipe in the line of the property conveyed to Geoffrey G. Sloan by deed of record in Book 7701, page 112, said Register's Office; thence, with the line of Sloan South 82 deg. 22 min. 05 sec. East 408.30 feet to an iron pin; thence, South 02 deg.

35 min. 37 sec. West 40.52 feet to an iron pin marking the Northeasterly corner of Tract 6; thence with the line of Tract 6, South 02 deg. 39min. 18 sec. West 380.37 feet to an iron pin in the line of Tract 4; thence with the line of Tract 4 South 75 deg. 23 min. 31 sec. West 410.00 feet to an iron pin in the Westerly margin of a private 50 foot right of way access easement; thence, with the line of said access easement South 51 deg. 34 min. 28 sec. West 424.64 feet to an iron pin in the Easterly margin of Greer Road; thence, with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning and containing 5.37 acres, more or less.

BEING a part of the same property conveyed to John Frank Galbreath by deed from J.L. Galbreath, of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee, which includes the lands conveyed to Dolores G. Strasser, Harriet C. Moreland and F. David Galbreath, by deeds from of record in Book 5240, page 114, Book 5240, page 105, and Book 5240, page 110, Register's Office for Davidson County, Tennessee, and John Frank Galbreath died intestate on September 18, 1968, a citizen and resident of Davidson County, Tennessee, survived by his wife, Annie Lee Fuqua Galbreath, now Annie Lee Taylor, and F. David Galbreath, Dolores G. Strasser and Harriett G. Moreland, the only children born to or adopted by John Frank Galbreath, during his lifetime. The property is now vested in Annie Lee Fuqua Galbreath, a/k/a Annie Lee Taylor, F. David Galbreath, Dolores G. Strasser and Harriet G. Moreland, as tenants in common.

EASEMENT: This conveyance is made subject to a non-exclusive, permanent, perpetual easement for ingress and egress, for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities, for the use and benefit of the owners of Tract 6 of the subdivision of the Galbreath properties, this date conveyed to J. H. Winchester and wife, Susan L. Winchester, their heirs, personal representatives and assigns, said easement being more specifically and particularly described as follows, to-wit:

RIGHT OF WAY ACCESS EASEMENT:
BEGINNING at an iron pin in the Easterly margin of Greer Rad, said point being the most Westerly corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson's County, Tennessee; thence, North 51 deg. 34 min. 28 sec. East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Deed Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence North 06 deg. 02 min. 44 sec. East 345.07 feet to an iron pin; thence North 42 deg. 44 min. 08 sec. East 140.00 feet to a point; thence, North 77 deg. 44 min. 08 sec. East 110.00 feet to a point; thence, South 84 deg. 51 min 31 sec. East 217.13 feet to a point marking the Northwest corner of Tract 6, a corner of the property conveyed to Phyllis Lucille Newsome of record in Book 7713, page 676, said Register's Office; thence, with the Westerly line of Tract 6 South 02 deg. 39 min. 18 sec. West 50.05 feet to a point; thence, North 84 deg. 51 min. 31 sec. west 211.64 feet to a point; thence, South 77 deg. 44 min. 08 sec. West 86.58 feet to a point; thence, South 42 deg. 44 min. 08 sec. West 117.66 feet to a point; thence, South 06 deg. 02 min. 44 sec. West 349.48 feet to a point in the line of Tract 4; thence, with the line of Tract 4 South 51 deg. 34 min 28 sec. West 424.64 feet to an iron pin in the Easterly margin of Greer Road; thence, with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

Being the same property conveyed to Steven M. Minton and Valerie E. Minton, husband and wife, by warranty deed from F. David Galbreath, Harriet G. Moreland, Dolores G. Strasser and Annie Lee Fuqua Galbreath a/k/a Annie Lee Taylor, of record in Book 8008, pages 272, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictive covenants and other matters of record as noted in the previous deed dated December 18, 1989.

Valerie Elaine Minton and Valerie E. Minton being one and the same.

This is unimproved property known as: 2586 Greer Road, Goodlettsville, Tennessee 37072.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24 day of September, 2024.

Steven M. Minton

Valerie Elaine Minton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared, Steven M. Minton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 24 day of September, 2024.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/7/27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared, Valerie Elaine Minton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 24 day of September, 2024.

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/7/27