Karen Johnson Davidson County
Batch# 1480261 DEEDQC
10/02/2026 09:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20261002-0090942

THIS INSTRUMENT PREPARED BY: Yvette L. Meldrum, Attorney at Law Mid-State Title & Escrow, Inc. Royal Oaks Trade Center 128 Holiday Court, Suite 125 Franklin, TN 37067 (615) 790-3156 This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-5136A	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Sworn to and subscribed to before me this 1 day of OCT. 2026. Notary Public My commission expires: 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Name and Address of New Owner: Katherine Marie Reynolds & Robert Stroede 4149 Gourley Road Pegram, TN 37143	**Parcel ID:** 093 008.00
Send Tax Bills To: New Owners	
Street Address of Subject Property: 4149 Gourley Road Pegram, TN 37143	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Katherine Marie Reynolds, an unmarried woman** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Katherine Marie Reynolds, an unmarried woman and Robert Stroede, an unmarried man, as joint tenants with right of survivorship** hereinafter called "**GRANTEES,**" their heirs and assigns, all of her right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson and Cheatham** County, Tennessee, described as follows:

TRACT 1:

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

BEGINNING at a black oak tree on the north side of Gourley Road, approximately two tenths of a mile northwest of the intersection of Old Charlotte Pike and Gourley Road; thence along the northerly side of Gourley Road south 80 degrees, 00 minutes, 00 seconds east 140.23 feet to an iron pin; thence leaving said road south 6 degrees, 22 minutes, 45 seconds west 790.15 feet to an iron pin in a fence row; thence with said fence row north 74 degrees, 02 minutes, 54 seconds west 69.49 feet to a hickory tree in fence row; thence with fence for north 79 degrees, 08 minutes, 01 seconds, west 280.42 feet to a corner post; thence north 13 degrees, 41 minutes, 18 seconds west 348.36 feet to an iron pin in fence row; thence following fence row north 88 degrees, 07 minutes, 31 seconds east 363.00 feet to a corner post; thence north 0 degrees, 16 minutes, 51 seconds east 390.06 feet to the point of beginning, containing 4.5 acres, more or less.

Being the same property conveyed to Edward S. Stanfield and wife, Monica Jett Stanfield, by Warranty Deed from Buddy Dale Crook and wife, Alice Elizabeth Crook of record in Book 5643, Page 836, Register's Office for Davidson County, Tennessee, dated August 28, 1980 and recorded on August 28, 1980.

Being the same property conveyed to Monica M. Jett by Quitclaim Deed from Edward Seaton Stanfield of record in Book 6233, Page 662, Register's Office of Davidson County, Tennessee, dated January 16, 1984 and recorded on February 17, 1984

TRACT 2:

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

BEGINNING at a pin on the southerly side of Gourley Road; thence in a southerly direction S 06 deg. 22'45" W 740 feet to an iron pin, and being the same property line between Nabors property and the Crook Property; thence in an easterly direction, along a fence row to a pin 140 feet; thence in a northerly direction along a fence row to a pin in the margin of Gourley Road 821 feet; thence along the margin of Gourley Road, in a westerly direction 341 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Monica Marie Jett by Warranty Deed from James A. McCutchen of record in Book 6320, Page 579, Register's Office of Davidson County, Tennessee, dated April 12, 1984 and recorded June 21, 1984.

TRACT 3:

Land lying within Cheatham County and Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the south margin of Gourley Road, the same being in the county line between Davidson County and Cheatham County; thence with the south margin of Gourley Road, South 88 deg. 38' 52" East 196.35 feet to an iron pin; and around a curve to the right, having a radius of 914.06 feet, a distance of 194.08 feet to an iron pin; thence leaving said road and with a fence, South 70 deg. 09' 31" West 332.06 feet to an iron pin in Jett's north line; thence with a fence, the north lines of Jett and Chester, North 84 deg. 01' 40" West 627.17 feet to an iron pin in the county line; thence with the county line, North 43 deg. 16' 45" East 403.71 feet to the beginning, containing 3.86 acres, more or less, according to survey of Winston Gaffron, Jr., No. 1070, dated November 2, 1984.

This conveyance is subject to a 25 foot easement for ingress and egress near the west boundary of the above described property.

Being the same property conveyed to Monica M. Jett by Warranty Deed from Frontier Acres, Ltd., a Tennessee LP of record in Book 322, Page 478, Register's Office of Cheatham County, Tennessee, dated October 21, 1985 and recorded July 30, 1992; and of record in Book 6689, Page 152, Register's Office of Davidson County, Tennessee, dated October 21, 1985 and recorded October 23, 1985.

As to all three tracts:

Monica Marie Jett married John Adam Brewer, Jr., then divorced. See Final Decree and Marital Dissolution Agreement of record in Divorce Case No. 11D-3088, Circuit Court for Davidson County.

The said Monica Marie Jett aka Monica M. Jett aka Monica Marie Stanfield Jett aka Monica M. Stanfield has since died on August 25, 2020, Probate Case No. 21P-551 in the Probate Division of the Circuit Court for Davidson County, Tennessee.

The following is the same property described above as Tract I, Tract II, and Tract III. The use of the following single perimeter description herein is for the convenience of the parties and the request of the lender; it is the express intent of the parties that this singular description and conveyance does not constitute a legal merger of the individual tracts.

Land in Davidson County and Cheatham County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper

Nicholson Road, Pleasant View, TN 37146, Dated: 01-22-26, File Number 3-662, as follows:

Beginning at a set iron rod on the south margin of Gourley Road being 25 feet off center of the road having a Tennessee State Plane Coordinate of N:651540.7260, E:1671557.6242 and being approximately 836 feet north west of the intersection of Old Charlotte Pike; Thence leaving the south margin of Gourley Road with the west line of Emily Spangler and Aaron Gould (Instrument Number 20140502-0037067) SOUTH 28 DEGREES 27 MINUTES 59 SECONDS WEST passing an existing iron pipe at 2.70 feet and continuing a total distance of 179.41 feet to an existing iron pipe; Thence with the west line of Abigail Andrade and Moises Utrera (Instrument Number 20221208-0128022) SOUTH 31 DEGREES 45 MINUTES 19 SECONDS WEST a distance of 524.71 feet to a set metal fence post in an old tree stump; Thence with the north line of Jon and Martha Allen (Instrument Number 20160711- 0070442) SOUTH 74 DEGREES 45 MINUTES 19 SECONDS WEST a distance of 99.00 feet to a set iron rod capped "Chandler"; Thence NORTH 89 DEGREES 20 MINUTES 31 SECONDS WEST a distance of 29.25 feet to a 36 inch tree with fencing; Thence NORTH 63 DEGREES 47 MINUTES 23 SECONDS WEST a distance of 61.97 feet to a 24 inch tree with fencing; Thence NORTH 75 DEGREES 15 MINUTES 39 SECONDS WEST a distance of 56.72 feet to a 8 inch dead stump with fencing; Thence NORTH 70 DEGREES 19 MINUTES 02 SECONDS WEST a distance of 44.57 feet to a 6 inch tree with fencing; Thence NORTH 64 DEGREES 20 MINUTES 17 SECONDS WEST a distance of 33.72 feet to a 24inch tree with fencing; Thence NORTH 74 DEGREES 17 MINUTES 49 SECONDS WEST crossing a drain twice a distance of 204.64 feet to an existing iron rod at a fence corner; Thence with the east line of Robert Goldstone (Deed Book 519, Page 796) and parallel with an existing fence NORTH 03 DEGREES 03 MINUTES 45 SECONDS EAST a distance of 342.35 feet to a set iron rod capped "Chandler" at a metal fence post between two wood posts and having a TSPC of N:651379.8093, E:1670709.6622; Thence with the north line of said Goldstone NORTH 83 DEGREES 24 MINUTES 50 SECONDS WEST a distance of 262.50 feet to an existing iron rod at a tall wood post and having a TSPC of N:651409.9166, E:1670448.9020; Thence with the east line of Dennis Labounty (Deed Book 509, Page 787) NORTH 43 DEGREES 54 MINUTES 58 SECONDS EAST a distance of 403.62 feet to an existing iron rod in the center of a gravel access drive in the south margin of Gourley Road and having a TSPC of N:651700.5915, E:1670728.7691; Thence with the south margin of Gourley Road the following two calls: SOUTH 88 DEGREES 00 MINUTES 48 SECONDS EAST a distance of 196.33 feet to an existing iron rod; Thence with a curve turning to the right with an arc length of 194.08 feet, with a radius of 914.06 feet, with a chord bearing of SOUTH 81 DEGREES 55 MINUTES 46 SECONDS EAST, with a chord length of 193.72 feet to a set iron rod capped "Chandler" and having a TSPC of N:651666.6401, E:1671116.8616; Thence crossing Gourley Road NORTH 07 DEGREES 44 MINUTES 43 SECONDS EAST a distance of 49.88 feet to an existing iron rod on the north margin of Gourley Road; Thence with said north margin SOUTH 77 DEGREES 31 MINUTES 03 SECONDS EAST

a distance of 139.87 feet; Thence crossing Gourley Road SOUTH 13 DEGREES 42 MINUTES 27 SECONDS WEST a distance of 50.00 feet to a set iron rod capped "Chandler" in the south margin of Gourley Road having a TSPC of N:651637.2862, E:1671248.3018; Thence with said south margin for the next four calls: SOUTH 75 DEGREES 44 MINUTES 08 SECONDS EAST a distance of 58.19 feet; Thence SOUTH 73 DEGREES 38 MINUTES 26 SECONDS EAST a distance of 65.58 feet; Thence SOUTH 72 DEGREES 22 MINUTES 04 SECONDS EAST a distance of 144.66 feet; Thence SOUTH 69 DEGREES 05 MINUTES 02 SECONDS EAST a distance of 55.82 feet to a set iron rod which is the point of beginning, having an area of 533737.13 square feet, 12.26 acres.

Being the same properties conveyed to Katherine Marie Reynolds, an unmarried woman by warranty deed of Deborah B. Jett, as heir and as Executrix of the Estate of Monica Marie Jett of record in Instrument # 20260224-0014709, Register's Office, Davidson County, TN dated February 5, 2026, recorded February 24, 2026 and in Book 665 Page 356, Register's Office, Cheatham County, TN recorded March 9, 2026.

WITNESS my hand this 1st day of October, 2026.

BY: Katherine Marie Reynolds
Katherine Marie Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Katherine Marie Reynolds** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 1 day of OCT., 2026.

NOTARY PUBLIC

My commission expires: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 OCT. 1, 2026.

Affiant Signature _____

OCT. 1, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of OCT. 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY