Karen Johnson Davidson County
Batch# 1482655 DEEDQC
10/09/2026 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261009-0092810

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7 day of October, 2026.

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 3-30-2027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Robert Charpentier 6319 Chandon Place Rancho Cucamonga, CA 91737	New Owner	part of 015-00-0-031.900

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, we **Ronald Charpentier and Willie Charpentier,** Grantors, hereby quitclaim and convey their undivided right, title and interest in the hereinafter described property to **Robert Charpentier, an unmarried man,** Grantee. Said property is described as follows:

Being Tract 1 as described on the attached Exhibit A

Being part of the property conveyed to Ronald Charpentier and Willie Charpentier, husband and wife, by Warranty Deed from Morgan Road Ventures, LLC, of record in Instrument No. 20250523-0040828, dated May 23, 2025, in the Register's Office for Davidson County, Tennessee. As corrected by Instrument of Record as Instrument No. 20250721-0057171, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures effective the 7th day of October 2026.

Ronald Charpentier

Willie Charpentier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally Ronald Charpentier, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 7 day of October, 2026.

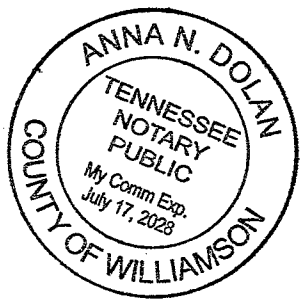


Notary Signature My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally Willie Charpentier, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 7 day of October, 2026.



Notary Signature My commission expires:

File #: 25-133

PROPERTY DESCRIPTION
TRACT 1 CHARPENTIER PROPERTY

Property located in the 10th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-04-2026, File Number 3-777, as follows:

Beginning at an existing iron rod on the southwest margin of Wilkinson Road being located approximately 1,968 feet north of the intersection of Morgan Road and having a Tennessee State Plane Coordinate of N:731762.7875, E:1718710.0954; Thence leaving said margin and with the north line of Marcus and Samantha Alvarez (Instrument Number 20250610-0045609) SOUTH 60 DEGREES 11 MINUTES 07 SECONDS WEST a distance of 762.75 feet to a set iron rod capped "Chandler" and having a TSPC of N:731383.59017, E:1718048.3642 which is the Point of Beginning of this description;
Thence continuing with said Alvarez
SOUTH 60 DEGREES 11 MINUTES 07 SECONDS WEST a distance of 617.35 feet to an existing iron rod capped "TSquare";
Thence continuing with Alvarez
NORTH 29 DEGREES 11 MINUTES 55 SECONDS WEST a distance of 593.41 feet to an existing iron rod capped "TSquare" and having a TSPC of N:731594.6481, E:1717223.2241;
Thence with a new line SOUTH 70 DEGREES 57 MINUTES 05 SECONDS EAST a distance of 430.93 feet to a set iron rod capped "Chandler";
Thence NORTH 60 DEGREES 11 MINUTES 15 SECONDS EAST a distance of 376.57 feet to a set iron rod capped "Chandler";
Thence SOUTH 19 DEGREES 27 MINUTES 54 SECONDS EAST a distance of 273.26 feet to a set iron rod capped "Chandler" which is the point of beginning,
having an area of 218737.54 square feet, 5.02 acres

Being a portion of the property described as Tract 1 in Instrument Number 20250721-0057171, Register's Office of Davidson County, TN

Included with this description is a 30 foot wide Ingress, Egress and Utility Easement described as follows:

Beginning at an existing iron rod on the southwest margin of Wilkinson Road being located approximately 1,968 feet north of the intersection of Morgan Road and having a Tennessee State Plane Coordinate of N:731762.7875, E:1718710.0954; Thence leaving said margin and with the north line of Marcus and Samantha Alvarez (Instrument Number 20250610-0045609) SOUTH 60 DEGREES 11 MINUTES 07 SECONDS WEST a distance of 762.75 feet to a set iron rod capped "Chandler" and having a TSPC of N:731383.59017, E:1718048.3642 and being the Point of Beginning of this description and the northeast corner of an existing 30 foot Joint Driveway Easement, Utility Easement And Mutual Maintenance Agreement as of record in Instrument Number 20250523-0040828;
Thence SOUTH 60 DEGREES 11 MINUTES 07 SECONDS WEST a distance of 30.00 feet;
Thence NORTH 29 DEGREES 36 MINUTES 23 SECONDS WEST a distance of 143.22 feet;
Thence NORTH 09 DEGREES 27 MINUTES 09 SECONDS WEST a distance of 136.74 feet;
Thence NORTH 41 DEGREES 44 MINUTES 36 SECONDS WEST a distance of 274.76 feet to the terminus of said easement at the south line of Tract 3 of this survey;
Thence with the south line of Tract 3
NORTH 60 DEGREES 10 MINUTES 55 SECONDS EAST a distance of 30.66 feet to a set iron rod capped "Chandler" and corner to Tracts 2,3 and 4 and having a TSPC of 731848.3485, E:1717772.7568;
Thence with Tract 4 SOUTH 41 DEGREES 42 MINUTES 31 SECONDS EAST a distance of 277.38 feet to a set iron rod capped "Chandler";
Thence SOUTH 09 DEGREES 27 MINUTES 09 SECONDS EAST a distance of 101.41 feet;
Thence NORTH 42 DEGREES 00 MINUTES 01 SECONDS EAST a distance of 20.02 feet to a set iron rod capped "Chandler" and corner to Tract 4 and 5;
Thence with the southwest line of Tract five SOUTH 19 DEGREES 27 MINUTES 54 SECONDS EAST a distance of 34.15 feet;
Thence SOUTH 42 DEGREES 00 MINUTES 01 SECONDS WEST a distance of 27.61 feet;
Thence SOUTH 29 DEGREES 36 MINUTES 23 SECONDS EAST a distance of 137.78 feet to a set iron rod which is the point of beginning,
having an area of 17333.86 square feet, 0.40 acres

Certificate of Authenticity

I, Anna N. Dolan, 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 the

7 day of October, 2026.

Affiant Signature

10/7/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2026.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON