Karen Johnson Davidson County
Batch# 1482897 DEEDQC
10/09/2026 01:29:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20261009-0093178

INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
K. GRACE STRANCH 1317C Meridian Street Nashville, TN 37207	K. GRACE STRANCH 1317C Meridian Street Nashville, TN 37207	Part of Map 155, Parcel 80

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JANE B. STRANCH, TRUSTEE OF THE JANE BRANSTETTER STRANCH 2005 CHILDREN'S TRUST ("Grantor"), hereby quitclaims and conveys to K. GRACE STRANCH, and her successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Dated as of this 8th day of October, 2026

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

GRANTOR:

Jane B Stranch, Trustee

JANE B. STRANCH, TRUSTEE OF THE JANE BRANSTETTER STRANCH 2005 CHILDREN'S TRUST

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, Jane B. Stranch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of THE JANE BRANSTETTER STRANCH 2005 CHILDREN'S TRUST, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

WITNESS, my hand and seal, at office in the state and county aforesaid, this 8th day of October 2026.

Tennyson Burrows

Notary Public

My Commission Expires:

11/19/2029

TENNYSON I BURROWS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2029

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 8th day of October, 2026.

Notary Public

My Commission Expires:

5/8/28

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

EXHIBIT A

Being a certain tract or parcel of land situated in the 35th Council District of Davidson County, Tennessee, lying on the southerly side of Poplar Creek Road and being more particularly described as follows:

Beginning at an iron rod (set) in the southerly margin of Popular Creek Road. Said point being the northwest corner of the hereon described tract of land.

Thence, with the southerly margin of Popular Creek Road, S 56° 36' 46" E, for a distance of 296.33 feet to a point in the Right of Way. Thence with a curve to the left with an arc length of 302.57 feet, with a radius of 1,530.00 feet with a chord bearing of S 62° 16' 41" E, with a chord length of 302.08 feet to a point.

Thence leaving the southerly margin of Poplar Creek Road and with the west, south and east lines of Parcel ID: 15500007900 (Jane B. Stranch GST Exempt Trust, QC-20180517 0047537), the following 10 calls: S 17° 54' 06" W, passing through a large tree with railroad spike tag lying on the west side of a flagged fence post at 15.37 feet for a total distance of 153.55 feet to an iron rod with cap (Northcut). Thence, S 82° 02' 32" E, for a distance of 275.58 feet to an iron rod with cap (Northcut). Thence, S 06° 54' 34" W for a distance of 128.93 feet to an iron rod (found). Thence, S 81° 38' 46" E for a distance of 268.03 feet to an iron rod (found) in center of drain. Thence, continuing with the centerline of drain. N 73° 56' 23" E for a distance of 39.33 feet to an iron rod (found) in drain. Thence, N 61° 44' 28" E for a distance of 77.90 feet to a point in drain. Thence, N 54° 22' 41" E for a distance of 62.74 feet to an iron rod (found) in drain. Thence, N 63° 34' 04" E for a distance of 38.16 feet to an iron rod (found) in the top of the bank. Thence, S 81° 25' 04" E for a distance of 111.99 feet to a railroad spike (found). Thence, N 13° 41' 40" E passing an iron rod at 112.30 for a total distance of 120.39 feet to a point in the south margin of Poplar Creek Road.

Thence, with south margin of Poplar Creek Road and with a curve to the left with an arc length of 21.01 feet, with a radius of 1,280 feet with a chord bearing of N 89° 31' 47" E, with a chord length of 21.01 feet to a point.

Thence, leaving the south margin of Poplar Creek Road and with the westerly boundary of Parcel ID: 15500022300, (Jane B. Stranch – Trustee & Jane B Stanch GST – Exempt Trust) S 08° 02' 28" W for a distance of 123.74 feet to an iron rod (found). Thence, S 41° 54' 37" W for a distance of 37.72 feet to an iron rod (found). Thence, S 08° 13' 05" W for a distance of 197.33 feet to an iron rod (found).

Thence, leaving Parcel ID: 15500022300 and with the westerly margin of Parcel ID: 155080B01900, (Anthoney & Jennifer Allen, Lot 19 of South Colony at Riverbend, Phase 1, Book: 6900 Page: 271) S 08° 53' 05" W for a distance of 60.90 feet to an iron rod (found). Thence, leaving Parcel ID: 155080B01900 and with the northerly boundary of Parcel ID: 155080C90500 (Open Space of Poplar Creek Estates Phase 2) the following 9 calls. N 81° 57' 17" W, for a distance of 484.33 feet to an iron rod (found). Thence, S 54° 04' 29" W, for a distance of 49.92 feet to an iron rod (found). Thence, N 81° 55' 40" W, for a distance of 354.00 feet to a point. Thence, S 08°

04' 20" W, for a distance of 254.45 feet to an iron rod (found). Thence, S 45° 18' 06" E, for a distance of 93.66 feet to an iron rod (found). Thence, S 44° 41' 54" W, for a distance of 126.00 feet to an iron rod (found). Thence, S 08° 04' 13" W, for a distance of 74.74 feet to a point. Thence, S 45° 18' 06" E, for a distance of 57.70 feet to a point. Thence, S 44° 41' 54" W, passing through an iron rod (found) at 137.90 feet for a total distance of 150.72 feet to an iron rod (found).

Thence, leaving Parcel ID: 155080C90500 and with the northern boundary of Parcel ID: 155070A05800 (Open Space of Poplar Creek Estates Phase 4) N 45° 18' 16" W, for a distance of 373.38 feet to a point in fence. Thence, N 69° 52' 00" W, for a distance of 272.50 feet to an iron rod. Thence, S 77° 07' 25" W, for a distance of 119.51 feet to an iron rod (set).

Thence, with a new division line and leaving Parcel ID: 155070A05800, N 07° 25' 10" W for a distance of 320.25 feet to an iron rod (set). Thence, N 33° 29' 01" E, for a distance of 335.25 feet to an iron rod (set). Thence, N 20° 23' 38" E, for a distance of 281.51 feet to an iron rod (set). Thence, N 33° 23' 14" E, for a distance of 250.55 the Point of Beginning containing 22.55 acres more or less according to a survey by Keith Brotherton, RLS #2850 dated April 2nd 2026.

Being a portion of the same property conveyed to Jane B. Stranch, as Trustee of The Jane Branstetter Stranch 2005 Children's Trust dated December 29, 2005, by Warranty Deed from Cecil D. Branstetter, Sr. and wife, Charlotte C. Branstetter, of record in instrument number 20100319 0020813, Register's Office for Davidson County, TN.

52075773.1

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 10/08/2026 (date of document).

Affiant Signature

10/08/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-14-2030

NOTARY'S SEAL

