This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1485572 DEEDQC
10/19/2026 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261019-0095575

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Landon Holder and Carrie Kulas 6250 Eatons Creek Road Joelton, TN 37080	Same	022-00-0-156.00 02100024300

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, **CARRIE KULAS AND LANDON HOLDER, WIFE AND HUSBAND**, does hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto **CARRIE KULAS AND LANDON HOLDER. WIFE AND HUSBAND**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of O.W. Foster Subdivision, as of record in Book 4860, Page 2 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Landon Holder and Carrie Kulas by Warranty Deed from Johnny W. Potts and Dorothy S. Potts, husband and wife of record in Instrument No. 20101228-0102570 in the Register's Office for Davidson County, Tennessee.

TRACT 2:

Property located in the 1st 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: 02-27-24, File Number 3-243, as follows:

Beginning at an existing iron rod located on the east margin of Batons Creek Road, 25 feet from the center line and at the intersection of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:722910.4651, E:1710263.5369;
Thence with the east margin of Batons Creek Road
SOUTH 05 DEGREES 22 MINUTES 13 SECONDS WEST a distance of 178.03 feet to an existing iron;
Thence continuing with said margin
SOUTH 05 DEGREES 27 MINUTES 20 SECONDS WEST a distance of 290.97 feet to a set iron rod having a TSPC ofN:722587.6078, E:1710232.5184 which is the Point of Beginning of this description;
Thence with a new line SOUTH 76 DEGREES 32 MINUTES 24 SECONDS EAST a distance of 526.04 feet to a set iron rod in the west line of Joe Smith (Book 10664, Page 296);
Thence with said Smith SOUTH 06 DEGREES 36 MINUTES 16 SECONDS WEST a distance of 77.23 feet to an existing iron rod at a metal fence post;
Thence SOUTH 06 DEGREES 41 MINUTES 13 SECONDS WEST a distance of 495.00 feet to an existing iron rod having a TSPC ofN:721896.7050, E:1710678.3575;
Thence with James Midgett (Instrument Number 20010807-0084883)
NORTH 83 DEGREES 53 MINUTES 54 SECONDS WEST a distance of 115.00 feet to an

existing iron rod;
Thence with the common lines of Lynda Anderson (Book 7352, Page 148), Landon Holder (Instrument Number 20101228-0102570), Jimmy Sanders (Instrument Number 20230605-0042296) and Samuel Brown (Book 5037, Page 457)
NORTH 05 DEGREES 40 MINUTES 21 SECONDS EAST a distance of 494.79 feet to an existing imo rod at a metal fence post;
Thence with the north line of Samuel Brown
NORTH 83 DEGREES 52 MINUTES 21 SECONDS WEST a distance of 396.04 feet to an existing iron rod on the east margin of Batons Creek Road and having a TSPC of N:722443.4671, E:1710218.3521;

Thence with said margin NORTH 05 DEGREES 37 MINUTES 20 SECONDS EAST a distance of 144.84 feet to a set iron rod which is the point of beginning having an area of 116917.76 square feet, 2.68 acres

Being the same properties conveyed to the grantor herein of record in Instrument No. 20260929-0090064, in the Register's Office for Davidson County, Tennessee.

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

THE PURPOSE OF THIS DEED IS TO COMBINE TWO PRESENT TAX PARCELS INTO ONE TAX PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of September, 2026.

LANDON HOLDER

CARRIE KULAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Landon Holder and Carrie Kulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 28th **day of** September, 2026.

Commission expires:

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2026.

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

Certificate of Authenticity

I, Rebecca Stoner, 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 9/28/26.

Date

Affiant Signature

10/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of October, 2026.

Notary's Signature

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)