THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS
Jim & Andrea Wilder
8565 Cub Creek Rd.
Nashville, TN 37209

Karen Johnson Davidson County
Batch # 1485575 DEEDQC
10/19/2026 12:02:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261019-0095578

MAP: 077
PART OF PARCEL: 065.00

SEND TAX BILLS TO:
Jim & Andrea Wilder
8565 Cub Creek Rd.
Nashville, TN 37209

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and for the purpose of separating the property and splitting the Map and Parcel, we, Jim Wilder and Andrea Wilder, husband and wife, Grantors, by these presents do hereby quitclaim and convey unto Jim Wilder and Andrea Wilder, husband and wife, Grantees, their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

Being a Parcel of Land situated in Davidson County, Tennessee, described as follows:

Commencing at a 1/2" iron rod set with H&H cap that is 1727'± northeasterly of centerline intersection of Garland Hollow Road and Cub Creek Road being the true point of beginning, also being on the new severing line between Tract 1 and Tract 2 on the southerly Right of Way of Cub Creek Road a 50' Right of Way; Thence along said Right of Way North 55 degrees 18 minutes 01 seconds East a distance of 50.00 feet to a 1/2" iron rod found with RLS cap # 1465 being the northeast corner of described Tract 1 and northwest corner of Jeffery and Susan J. Curtis Parcel ID Number 07700008000 (R.O.D.C., TN); Thence leaving said Right of Way along the westerly and southerly lines of said Curtis South 35 degrees 17 minutes 20 seconds East a distance of 524.31 feet to a 1/2" iron rod set with H&H cap; Thence North 69 degrees 50 minutes 30 seconds East a distance of 66.45 to a point; Thence North 15 degrees 49 minutes 04 seconds East a distance of 81.63 feet to a 1/2" iron rod set with H&H cap; Thence North 45 degrees 41 minutes 07 seconds East a distance of 55.98 feet to a 1/2" iron rod set with H&H cap; Thence North 43 degrees 39 minutes 14 seconds East a distance of 78.67 to 1/2" iron rod set with H&H cap; Thence North 57 degrees 52 minutes 35 seconds East a distance of 82.05 feet to a drill hole in concrete being a corner of said Curtis and a northwest corner of Hillman George, Jr and Janie Snyder Parcel ID Number 07700002100 (R.O.D.C., TN); Thence along westerly line of said Snyder North 41 degrees 45 minutes 07 seconds East a distance of 6.59 feet to a drill hole in concrete; Thence South 47 degrees 17 minutes 36 seconds East a distance of 12.10 feet to a drill hole; Thence South 00 degrees 13 minutes 02 seconds West a distance of 236.60 feet to a point that falls in a rock face; Thence South 03 degrees 00 minutes 17 seconds East a distance of 281.84 feet to a 1/2" iron rod set with H&H cap; Thence South 24 degrees 43 minutes 43 seconds West a distance of 236.71 feet to a 1/2" iron rod set with a H&H cap; Thence South 42 degrees 24 minutes 58 seconds West a distance of 256.38 feet to a 1/2" iron rod set with a H&H cap; Thence South 29 degrees 40 minutes 59 seconds West a distance of 261.08 feet to a 1/2" iron rod set with a H&H cap; Thence South 37 degrees 03

minutes 07 seconds West a distance of 277.76 feet to a 1/2" iron rod set with a H&H cap being the southwest corner of said Hillman Snyder parcel, on the easterly line of David Lee Snyder ETAL Parcel ID Number 07700001900 and the southeast corner of described Tract 1; Thence along said David Lee Snyder line North 34 degrees 44 minutes 56 degrees West a distance of 355.00 feet to a 1/2" iron rod set with H&H cap being on the easterly line of said David Lee Snyder, on the new severing line between Tract 1 and Tract 2 and the southwest corner of described Tract 1; Thence along said new severing line between Tract 1 and Tract 2 North 30 degrees 17 minutes 43 seconds East a distance of 879.60 feet to a 1/2" iron rod set with a H&H cap; Thence North 10 degrees 57 minutes 10 seconds West a distance of 95.66 feet to a 1/2" iron rod set with a H&H cap; Thence North 35 Degrees 17 minutes 20 seconds West a distance of 474.70 feet to a 1/2" iron rod set with a H&H cap being on the southerly Right of Way of Cub Creek Road and also being the true point of beginning. Containing 468,025 Square feet ± or 10.74 Acres ± More or Less.

Being a portion of the same property conveyed to Jim Wilder and Andrea Wilder, husband and wife by Warranty Deed dated 7/16/2026 from Janet Fuller and Christopher Fuller, wife and husband of record in Instrument No. 20260720-0065175, Register's Office for Davidson County, Tennessee.

Tract 1 encumbers Tract 2 for a Subsurface soil area easement for septic system and is described as follows: Commencing at the southeast corner of Tract 2 at 1/2" iron rod set with H&H cap thence along the new severing line between Tract 2 and Tract 1 on the southerly boundary of Tract 2 South 30 degrees 17 minutes 43 seconds West a distance of 58.79 feet(Line 1 on survey) to a point on the southeast corner of Soil Area Easement being the true point of beginning; Thence along said severing line South 30 degrees 17 minutes 43 seconds West a distance of 154.31 feet (Line 2 on survey) to a point; Thence leaving Tract line North 54 degrees 56 minutes 16 seconds West a distance of 81.30 feet(Line 3 on survey) to a point; Thence North 30 degrees 56 minutes 03 seconds West a distance of 94.53 feet(Line 4 on survey) to a point; Thence North 84 degrees 51 minutes 20 seconds West a distance of 117.29 feet(Line 5 on survey) to a point; Thence North 06 degrees 38 minutes 36 seconds West a distance of 83.15 feet(Line 6 on survey) to a point; Thence North 66 degrees 42 minutes 44 seconds East a distance of 140.07 feet(Line 7 on survey) to a point; Thence South 72 degrees 38 minutes 09 seconds East a distance of 186.40 feet (Line 8 on survey) to a point; Thence South 08 degrees 22 minutes 13 seconds East a distance of 88.36 feet(Line 9 on survey) to a point being the true point of beginning. Containing 50,191 square feet ± or 1.15 acres ±

The above descriptions were prepared from a boundary survey prepared by David Lee Cyphers, Registered Land Surveyor, Tennessee No. 2779, H & H Land Surveying, Inc. whose address is PO Box 2433, Smyrna, TN 37167.

This is ( ) improved (X) unimproved property known as: Tract 1 of the Jim & Andrea Wilder property on Cub Creek Road, Nashville, TN 37209 (previously as a whole known as 8565 Cub Creek Road).

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

IN WITNESS WHEREOF we have hereunto set our hands on the 9th day of October, 2026.

Jim Wilder

Andrea Wilder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jim Wilder and Andrea Wilder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2026.

Karen B. Heavener
Notary Public

My Commission Expires:

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 9th day of October, 2026.

Karen B. Heavener
Notary Public

My Commission Expires:

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027