Karen Johnson Davidson County
Batch# 1057771 DEEDQC
10/04/2023 02:37:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0078208

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
James A. Ridley, Jr., Trustee 6122 Lickton Pike Goodlettsville, TN 37072	Owner	Map 17-00 235 Parcel 10D 10603

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, James A. Ridley, Jr., Trustee of the Baby Kay Trust dated October 2, 2023, the Grantor, by these presents do hereby quitclaim and convey unto James A. Ridley Jr., Trustee of the Baby Kay Trust, Grantee, his heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Donald B. Carver, Surveyor, date March 12, 1977, as follows:

Beginning at a point in the north line of Lickton Pike, said point being 852 feet westerly from Freeman Hollow Road, at the beginning of a curve with a radius of 1457.40 feet; thence along the north line of Lickton Pike with said curve to the left a distance of 84.00 feet; thence leaving the line of said road North 5 degrees 34' 10" west a distance of 392.40 feet to a point; thence North 50 degrees 07' 00" east for a distance of 446.93 feet; thence south 07 degrees 28' 00" west for a distance of 450.00 feet to a point; thence North 83 degrees 00' 00" for a distance of 184.30 feet to a point; thence South 03 degrees 48' 10" west for a distance of 257.00 feet to the point of beginning, and containing 3.01 acres, more or less.

Being the same property conveyed to James A. Ridley, Jr. and wife Beverly K. Ridley(now deceased) from William J. Grimes and wife, Deborah Grimes, of record in Book 6436, Page 321, Register's Office for Davidson County, Tennessee.

This is improved property known as 6122 Lickton Pk., Goodlettsville, TN 37072.

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

Witness my hand this 2 day of October, 2023.

James A. Ridley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared James A. Ridley, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 2nd day of October, 2023.

Brianna D. Irwin
Notary Public

My Commission Expires: 7/9/2024

BRIANNA D. IRWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of October, 2023.

Brianna D. Irwin
Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00.

James A. Kelly

Affiant

Subscribed and sworn to before me, this 2nd day of October, 20__.

Brianna D. Irwin

Notary Public

Commission Expiration Date: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024