Karen Johnson
Batch # 1235629
02/10/2025 08 30 27 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250210-0009686

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL Nos.
Michael S. Ridings 4515 Bull Run Road Ashland City, TN 37015	Michael S. Ridings 4515 Bull Run Road Ashland City, TN 37015	056-00-0-056.00

This Instrument Prepared By:

Radford H. Dimmick
Attorney at Law
Post Office Box 198588
Nashville, Tennessee 37219
(615) 263-1278

FOR AND IN CONSIDERATION of the mutual promises made and exchanged in the Marital Dissolution Agreement by and between Cheryl A. Ridings and Michael S. Ridings, which was adopted and incorporated in the Final Decree of Divorce on April 12, 2011, and entered in the case of *Cheryl A. Ridings v. Michael S. Ridings,* Circuit Court for Davidson County, Docket Number 09D-1989, the receipt of which is hereby acknowledged, **CHERYL A. RIDINGS**, hereinafter called the **Grantor** by these presents does hereby quitclaim and convey unto **MICHAEL S. RIDINGS**, hereinafter called the **Grantee**, his heirs, successors, and assigns, all of her right, title, and interest in and to the property located in Davidson County with the following legal description; to wit:

Land in Davidson County, Tennessee, as shown on Tax Map 56, being part of Parcel 56, situated on the South side of Bull Run Road and more particularly described as follows:

Beginning at a point in the center of Bull Run Road, said point being the Northwest corner of the Nealey White, et ux. Property of record in Deed Book 3341, page 439, Register's Office for Davidson County, Tennessee ("R.O.D.C.T."); thence, leaving said road along an old fence, S. 41°40'10" E., 470.18 feet to a point; thence, N. 69°00'45" E., 112.00 feet to a point; thence, S. 30°35'26" E., 20.00 feet to a point; thence N. 65°61'50" E 16.00 feet to a point; thence S. 41°09'21" E., 123.95 feet to a point; thence S. 18°01'56" E. 147.33 feet to a point; thence, S. 84°13'45' E., 73.54 feet to a point; thence, S. 39°06'13" E., 206.04 feet to a point; thence, S. 31°31'06" E., 206.00 feet to a point; thence, following the remnants of an old fence, S. 45°50'24" W., 108.35 feet to a point; thence N. 74°33'49" W., 1108.25 feet to a point; thence, N. 37°15'00" W., 470.00 feet to a point in the centerline of Bull Run Road; thence with said center line N. 52°45'00" E., 313.22 feet to the point of beginning, said tract containing 11.97 acres, more or less.

Being the same property conveyed to Lawnscape, Inc., by Deed of record in Book 9687, page 372, recorded 6/01/1995, R.O.D.C.T. The said Lawnscape, Inc. having since dissolved and operating as Mike Ridings d/b/a Lawnscape, Inc.

Being the same property conveyed by deed from Mike Ridings d/b/a Lawnscape, Inc. (formerly Lawscape, Inc.) to Michael S. Ridings and wife, Cheryl Ridings filed with the Davidson County Register of Deeds on February 12, 2008 at Instrument Numbered 20080212-0014008.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and there was no title search conducted, or requested by any party, hereto. The legal descriptions contained herein were taken from the previous deed filed with the Davidson County Register of Deeds.

The address of this improved real property is 4515 Bull Run Road, Ashland City, Tennessee 37015.

WITNESS my hand this 22 day of Jan., 2025.

Cheryl A. Ridings

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Cheryl A. Ridings **(Grantor)**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 05-05-25

HASEENA RABI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

STATE OF Tennessee]
COUNTY OF Cheatham]

The actual consideration or value, whichever is greater for this transfer is $1.00.

Subscribed and sworn to before me this 31st day of January, 2025.

Michael A. Rideney
AFFIANT

Betty Jo Harrell
NOTARY PUBLIC
My Commission Expires: 08/28/2027

BETTY JO HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM