Karen Johnson
Batch # 1235631
02/10/2025 08 32 40 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250210-0009688

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	56-56

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°49'10" E. 322.50 feet to a point; thence N. 67°00'45" E. 112.00 feet to a point; thence S. 30°35'25" 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 remanents of an old fence, S. 45°50'24" W., 219.35 feet to a point;

thence S. 62°32'50" W. 125.18 feet to a point; thence S. 76°06'21" W. 103.95 feet to a point; thence N. 75°34'03" W. 77.82 feet to a point; thence N. 68°03'02" W. 271.71 feet to a point; thence N. 88°51'43" W. 216.35 feet to a point; thence S. 76°35'10" W. 437.25 feet to a point; thence N. 26°11'50" W. 264.00 feet to a point; thence following an old fence N. 30°41'50" W. 440.55 feet to a point in the centerline of Bull Run Road; thence with said center line N. 52°45'00" E. 626.43 feet to the point of beginning, said tract containing 23.05 acres, more or less.

PROVIDED, THAT, included in the above description but excluded from this conveyance is the following described land:

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°49'10" E. 322.50 feet to a point; thence N. 67°00'45" E. 112.00 feet to a point; thence S. 30°35'25" E. 20.00 feet to a point; thence N. 65°51'50" 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 remanents 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 part of the same property conveyed to R.B. Biggs and Mary L. Biggs, by QuitClaim deed from Melvin Butler, Trustee of record in Book 6033, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed from R.B. Biggs and wife, Mary L. Biggs to Michael S. Ridings and wife, Cheryl Ridings and filed with the Davidson County Register of Deeds on June 1, 1995 at Book 9687, Page 377.

This is part of the property known as 4515 Bull Run Road, Ashland City, TN 37015. This property description is based in part on a survey of the property dated May 25, 1995 and prepared by A&A Engineers, Inc.

TOGETHER WITH all buildings, structures and improvements located on or attached to said property, including without limitation the dwelling presently located and affixed on the property.

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 4511 Bull Run Road, Ashland City, Tennessee 37015.

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

Cheryl A. Ridings

STATE OF Tennessee]
COUNTY OF Davidso]

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: 05-05-2025

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.

AFFIANT

NOTARY PUBLIC
My Commission Expires: 08/28/2027

BETTY JO HA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM