Karen Johnson
Batch # 1235633
02/10/2025 08 33 47 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250210-0009690

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	P/O 46-59 13D 40530

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:

PROPERTY DESCRIPTION TRACT ONE

BEING AT AN IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF BULL RUN ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN BARNS AND WIFE OF RECORD IN BOOK 8616, PAGE 804, R.O.D.C., TENNESSEE.

THENCE, ALONG SAID ROAD, N70°26'35"E, A DISTANCE OF 360.83 FEET TO AN IRON ROD;

THENCE, LEAVING SAID ROAD, S26°12'56"E, A DISTANCE OF 865.44 FEET TO AN IRON ROD;

THENCE, S34°41'06*E, A DISTANCE OF 2318.38 FEET TO AN IRON ROD SITUATED IN THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO JAMES LEWIS AND ETUX OF RECORD IN BOOK 4988, PAGE 827, R.O.D.C., TENNESSEE;

THENCE, WITH LEWIS'S LINE S50°14'31*W, A DISTANCE OF 69.25 FEET TO AN IRON ROD;

THENCE, N88°41'26*W, A DISTANCE OF 115.52 FEET TO AN IRON ROD;

THENCE, N74°51'10"W, A DISTANCE 151.24 FEET TO AN IRON ROD;

THENCE, N65°05'10"W, A DISTANCE OF 305.06 FEET TO AN IRON ROD;

THENCE, N89°15'37°W, A DISTANCE OF 397.02 FEET TO AN IRON ROD SITUATED IN THE EASTERLY LINE OF THE AFORE MENTIONED JOHN BARNS PROPERTY;

THENCE, WITH BARNS LINE N18°58'10"W, A DISTANCE OF 1774.38 FEET TO AN IRON ROD;

THENCE, N38°33'38"W, A DISTANCE OF 605.25 FEET TO AN IRON ROD;

THENCE, N19°33'25"W, A DISTANCE OF 296.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.03 ACRES OF LAND MORE OR LESS.

BEING part of the same property conveyed to J. D. Hill and wife, Margarette B. Hill by deed from Rick M. Johnson, Trustee, of record in Book 8106, Page 855, Register's Office for Davidson County, Tennessee and the same property conveyed by deed from Elizabeth Walker, of record in Book 1906, Page 81, Register's Office for said County. The said J. D. Hill having since died and Margarette B. Hill being the Surviving Tenant by the Entireties.

Being the same property conveyed by deed from Margarette B. Hill, Unmarried, Surviving Tenant by the Entireties, to Michael S. Ridings and wife, Cheryl Ridings, and filed with the Davidson County Register of Deeds on June 5, 1996 at Book 10075, Page 933.

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 unimproved real property is 0 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, Haseena Rabi, 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

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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 HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM