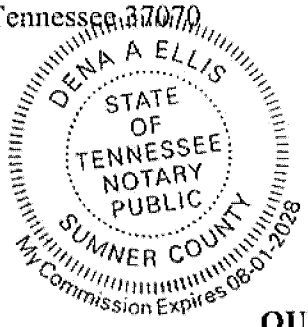
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 10th day of February, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
405 Jones Street Trust Dated February 6, 2025 P.O. Box 148964 Nashville, TN 37214	Same as New Owner.	**044-11-0-190.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RIVERWOOD BUILDERS, INC., a Tennessee Corporation,** by these presents does hereby quitclaim and convey unto **405 JONES STREET TRUST DATED FEBRUARY 6, 2025,** and its successors, heirs, and assigns, all its rights, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of River Vista Subdivision, of record in Book 1424, page 118, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the Easterly side of Jones Street and runs back between lines, 529 feet more or less on the Northerly line and 542 feet more or less on the Southerly line, to a low-water mark of Cumberland River, 104 feet more or less, thereon.

Included but specifically excluded from the above described property is a small tract of land conveyed to the United States of America in connection with the Old Hickory Lock and Dam Project on Cumberland River, being known as Tract No. B-214 and shown by instrument of record in Book 2281, page 195, Register's Office, which said small tract is described as follows:

A tract of land situated on the left descending bank of the Cumberland River, in River Vista Subdivision, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the line of the lands now or formerly of James P. and Euna M. Crouch, said point being South 89 degrees 45 minutes East 485 feet from the most Northwesterly corner of the lands of the subject owner, and the most Southwesterly corner of the lands of James P. and Euna M. Crouch; thence, along said Crouch line, South 89 degrees 45 minutes East 53 feet to a point in the low-water line of the Cumberland River; thence, Southerly and upstream, following the meanderings of said water line, a distance of 104 feet, more or less, to a corner common to the lands now or formerly of the Trustees, Old Hickory Church of Christ's thence, leaving said water line, and said Church of Christ, North 89 degrees 45 minutes West 62 feet thence, severing the lands of the subject owner, North 03 degrees 00 minute East 100 feet to the point of the beginning, containing thirteen hundredths (0.13) of an acre, more or less.

Karen Johnson Davidson County
Batch# 1239054 DEEDQC
02/20/2025 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250220-0012578

Being the same property conveyed to F. Murray Acker and wife Katherine E. Acker by Warranty Deed from Charles R. Kline and wife Futh A. Kline of record in Book 2883, page 118, Register's Office for Davidson County, Tennessee, dated March 30, 1959 and recorded on March 31, 1959. The said F. Murray Acker having since died leaving Katherine E. Acker surviving tenant by the entirety. Being the same property conveyed to Joel A. Hoffman by Installment Deed from Katherine E. Acker, a widow of record in Book 5968, page 431, Register's Office for Davidson County, Tennessee, dated November 12, 1982 and recorded on November 23, 1982.

The said Joel A. Hoffman having since died testate on or about November 11, 2023. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division), under Case No. 24P339, directed the subject property to be administered as part of the Estate, subject to the control of the Co-Executors, SHELLEY MECHELLE JOSEY and KEITH CHISAM.

Being the same property conveyed to Riverwood Builders, Inc., a Tennessee Corporation by Warranty Deed from Shelley Mechelle Josey and Keith Chisam, as Co-Executors of The Estate of Joel A. Hoffman dated January 30, 2025, of record in Instrument No. 202502200012577 **, said Register's Office for Davidson County, Tennessee.**

This is improved property known as: 405 Jones Street, Old Hickory, TN 37138

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

Witness my hand this 10th day of February, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

RIVERWOOD BUILDERS, INC.

Larry Rushing Pres.

By: Larry Rushing
Its: President

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Devin E. Park, a Notary Public in and for said County and State, **Larry Rushing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be the President and an authorized agent of **Riverwood Builders, Inc., a Tennessee Corporation**, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company, **Riverwood Builders, Inc., a Tennessee Corporation** as an agent.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, on this 10th day of February, 2025.

Notary Public
My Commission Expires: 1/31/26

DEVIN E. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **2/10/2025** [DATE].

AFFIANT SIGNATURE

2/10/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **10th** day of **February**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

