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

Karen Johnson Davidson County
Batch# 1240729 DEEDQC
02/26/2025 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250226-0014138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

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

Subscribed and sworn to before me this 25th day of February 2025.

Notary Public **Affiant**

My Commission Expires: 3/3/2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	**Parcel ID**
Belinda Beth Barry Byron Joe Brown 7856 Ridgewood Rd. Goodlettsville, TN 37072	Same	00900023300

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, Belinda Beth Barry, unmarried, and Byron Joe Brown, unmarried, by these presents do hereby quitclaim and convey unto Belinda Beth Barry, unmarried, and Byron Joe Brown, unmarried, their successors and assigns, all their right, title, and interest in and to the following described tract of land as tenants in common with Belinda Beth Barry owning sixty percent (60%) and Byron Joe Brown owning forty percent (40%):

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and being described according to an unrecorded survey by Tommy E. Walker, TN License No. 1465, P.O. Box 495, Ridgetop, TN 37152, dated 11/14/04, as follows:

BEGINNING at an iron pin in the northerly margin of Ridgewood Road said pin being the most southwest corner of the herein described tract and a common corner to James A. Johnson (DB 11490, page 563, RODCT); thence now leaving said margin N 33 deg. 11′ 06″ E, 139.17 feet to a stump; thence N 21 deg. 01′ 13″ E, 159.42 feet to a marked 16″ hickory tree; thence N 05 deg. 03′ 44″ E 147.00 feet to a marked 22″ beach tree; thence N 24 deg. 43′ 44″ E, 218.50 feet to a point in the center of the creek; thence S 41 deg. 32′ 17″, (passing a witness pin at 35.00′) 473.39 feet to an iron pin in the westerly margin of a private road; thence with the same S 24 deg. 24′ 00″ W, 20.00 feet to an existing iron pin; thence with a curve to the right (I=9 deg. 06′ 07″, R=1346.33′, LC 213.65′, CB=S 28 DEG. 56′ 57″ W) for a curve distance of 213.87 feet to an iron pin; thence with a curve to the right (I= S 5 deg. 22′ 51″,

R=2314.73, LC=217.30' CB=S 36 deg. 09' 55" W) for a curve distance of 217.38 feet to an iron pin; thence S 38 deg. 17' 10" W, 33.68 feet to an iron pin; thence with a return curve to the right (I=90 deg. 28' 27", R=25.00', LC=35.50', CB=S 82 deg. 31' 19" W) for a curve distance of 39.48 feet to an iron pin in the northerly margin of said Ridgewood Road; thence, with the same, N 58 deg. 38' 19" W, 299.41 feet to the beginning, containing 5.040 acres, more or less.

INCLUDED in this conveyance is a 50 foot easement for ingress, egress and regress of record in Book 9578, page 652 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Belinda Barry-Brown and Husband, Byron Brown, from Dorothy E. Barry, a single woman, by Quitclaim Deed on March 04, 2004, of record in Instrument 20040305-0025476, Register's Office for Davidson County, Tennessee.

The above described legal encompasses the one lot subdivision of Caldwell Subdivision of record in Book 4885, page 185, Register's Office for Davidson County, Tennessee.

The said Belinda Beth Barry is one and the same as Belinda Barry-Brown. For further reference see Final Decree of Divorce in that certain case styled *Belinda Beth Barry-Brown v. Byron Joe Brown*, Third Circuit Court of Davidson County, Tennessee, Docket No. 24D-1410.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 7854 Ridgewood Road, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Belinda Beth Barry-Brown v. Byron Joe Brown*, Third Circuit Court of Davidson County, Tennessee, Docket No. 24D-1410, and that there was no other consideration given for the transfer.

Belinda Beth Barry

Sworn to and subscribed before me, this the 25th day of February 2025.

Notary Public

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

My Commission Expires: 3/3/2026

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Belinda Beth Barry 2-25-2025 Byron Joe Brown 2/25/25

Belinda Beth Barry Date Byron Joe Brown Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William Donald Duke, Jr., a Notary Public in and for said County and State, **Belinda Beth Barry**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25th day of February 2025.

Notary Public My Commission Expires: 3/3/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William Donald Duke, Jr., a Notary Public in and for said County and State, **Byron Joe Brown**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25th day of February 2025.

Notary Public My Commission Expires: 3/3/2026

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.

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 **2/26/2025** [DATE].

AFFIANT SIGNATURE

02/26/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **26th** day of **February**, 2025.

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

