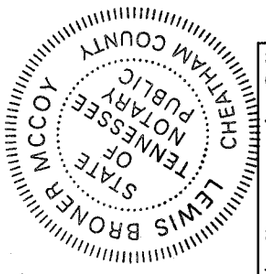
Karen Johnson Davidson County
Batch# 1254913 DEEDQC
04/01/2025 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024791



STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF April, 2025.

NOTARY PUBLIC

My Commission expires: 7/2026

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25030016

Address of New Owner	Send Tax Bills To:	Tax Information:
Alisha Welch 5001 Drakes Branch Road Nashville, TN 37218	Same	045-00-0-045.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 1st day of April, 2025, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles T. Jackson, unmarried,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Alisha Welch,** Grantee, his heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 16 of the Dawson Property, and more particularly described as follows:

Beginning at a point in the centerline of a 50 foot ingress and egress easement, the same being 25.09 feet off set from an I.P. and M.F.P., and also being the southwest corner of Tract No. 15 conveyed to Donald C. Barnes, and also being the southeast corner of this tract; thence with the centerline of said 50 foot easement, South 65 degrees 33' 50" West 580.07 feet to a point; and South 54 degrees 38' 13" West 50 feet to a point; thence North 22 degrees 50' West 786 feet to an I.P. and M.F.P. set on the west side of a creek; thence North 61 degrees 02' 16" East 680 feet to an I.P. and M.F.P.; thence South 19 degrees 34' 01" East 832.88 feet to the beginning, containing 12.022 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed to Charles T. Jackson, unmarried, by deed from Jeffrey Wrenn McLaughlin and wife, Amanda T. McLaughlin, dated 08/31/1985 and recorded on 09/23/1985 at Book 6662, Page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as:
352 Kirby Hill Road, Ashland City, TN 37015

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Charles T. Jackson** has caused this instrument to be executed, this the 1st day of April, 2025.

Charles Jackson

Charles T. Jackson

STATE OF TN
COUNTY OF Decatur

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Charles T. Jackson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1st day of April, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BROWER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/1/2025 (date of document).

L. Broner McCoy
Date: 4/1/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 1st day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY