Holly Hemmrich, Register
Sumner County Tennessee
Rec #: 1155076 Instrument #: 1510846
Rec'd: 40.00 Recorded
State: 0.00 4/3/2025 at 12:21 PM
Clerk: 0.00 in Record Book
Other: 2.00 6568
Total: 42.00 PGS 252-259

Karen Johnson Davidson County
Batch # 1262213 DEEDQC
04/21/2025 09 12 39 AM 8 pgs
Fees $42 00 Taxes $0 00
20250421-0029805

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICES OF SUMNER COUNTY, DAVIDSON COUNTY, RUTHERFORD COUNTY, AND BLOUNT COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER:
RIDDLE TRUST 2025
126 COUNTRY HILLS DRIVE
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
RIDDLE TRUST 2025
126 COUNTRY HILLS DRIVE
HENDERSONVILLE, TN 37075

MAP AND PARCEL INFORMATION BELOW:

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **WE, DONALD O. RIDDLE AKA DONALD O. RIDDLE, JR. AND CAROLYN J. RIDDLE,** by these presents do hereby convey and quitclaim all our right, title and interest to the **RIDDLE TRUST 2025,** its successors and assigns, to the following described tracts or parcels of land situated in Sumner County, Tennessee, and more particularly described as follows:

1. **MAP 137P, GROUP A, PARCEL 003.00**

   126 COUNTRY HILLS DRIVE
   HENDERSONVILLE, TN 37075

   BEING Lot No. 76 on the Plan of Country Hills, Section

One, of record in Plat Book 13, Page 44, Register's Office for Sumner County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Donald O. Riddle and Carolyn J. Riddle, Husband and Wife, by Warranty Deed from Donald R. Mercer and Edith F. Mercer dated November 1, 1999 and of record in Record Book 1046, Page 690 in the Register's Office for Sumner County, Tennessee.

2. MAP 163M, GROUP B, PARCEL 34.01

104B TWIN OAKS DRIVE
HENDERSONVILLE, TN 37075

BEING Lot No. 27B on the Plan of the Final Plat, Residential P.U.D. (Resubdivision of Lots 25, 26 and 27, Twin Oaks Subdivision, Section Three, of record in Plat Book 11, Page 157, Register's Office for Sumner County, Tennessee) of record in Plat Book 12, Page 23, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Donald O. Riddle, Jr. and Carolyn J. Riddle, Husband and Wife, by Deed from The Secretary of Housing and Urban Development of Washington, D.C. dated January 4, 2005 and of record in Record Book 2166, Page 466 in the Register's Office for Sumner County, Tennessee.

3. MAP 163M, GROUP B, PARCEL 037.01

205B REBECCA DRIVE
HENDERSONVILLE, TN 37075

BEING Lot No. 24-B on the Plan of the Final Plat, Residential P.U.D. (Resubdivision of Lot Nos. 21, 22 and 24, Twin Oaks Subdivision, Section Three, of record in Plat Book 11, Page 157 ROSCT) of record in Plat Book 12, Page 20, Register's Office for said County, to which plan reference is hereby made for a

more complete description of said lot.

BEING the same property conveyed to Carolyn J. Riddle and Donald O. Riddle, Wife and Husband, by Warranty Deed from Jerry Taylor and Linda Taylor, Husband and Wife, dated October 25, 2005 and of record in Record Book 2375, Page 97 in the Register's Office for Sumner County, Tennessee.

4. MAP 163M, GROUP B, PARCEL 039.01

202B REBECCA DRIVE
HENDERSONVILLE, TN 37075

LAND in Sumner County, Tennessee, being Lot 22-B, Section Three, Final Plat Residential P.U.D., Lots 21, 22 & 24, Twin Oaks Subdivision, as shown on plat of record in Plat Book 12, Page 20 in the Register's Office, Sumner County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Donald O. Riddle, Jr. and wife, Carolyn J. Riddle by Warranty Deed from Frances Earlene Johnson dated April 23, 2008 and of record in Record Book 2952, Page 541 in the Register's Office for Sumner County, Tennessee.

5. MAP AND PARCEL NUMBER: 52-13A-35.00

2734 PENN MEADE DRIVE
NASHVILLE, TN 37214

LAND in Davidson County, Tennessee being Unit No. 35 as created and established by Master Deed and By Laws for River Glen a Horizontal Property Regime in Book 7566, Page 571, Register's Office for Davidson County and as shown and described on the Plan for River Glen, Phase I of record in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee submitted to said Master Deed and By Laws by instrument of record in Book 7724, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference

is hereby made for a more complete and accurate description thereof, with an undivided percentage interest in the common elements to allocated said unit as set forth in Master Deed and By Laws as may be from time to time amended as planned therein.

BEING the same property conveyed to Donald O. Riddle, Jr. and wife, Carolyn J. Riddle by Warranty Deed from Oak Capital REO, LLC dated June 24, 2011 and of record in Instrument Number: 20110706-0051444 in the Register's Office for Davidson County, Tennessee.

6. MAP AND PARCEL NUMBER: 052 13 0A 036.00

2732 PENN MEADE DRIVE
NASHVILLE, TN 37214

LAND in Davidson County, Tennessee, being Lot Number 36 on the Plan of River Glen, Phase One, A Horizontal Property Regime, located on Penn Meade Drive, Nashville, Davidson County, Tennessee, as shown on the plan of River Glen, Phase One, recorded in Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 7655, Page 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Donald O. Riddle, Jr. and Carolyn J. Riddle by Special Warranty Deed from Fannie Mae aka Federal National Mortgage Association dated October 28, 2011 and of record in Instrument Number: 20111031-0084412 in the Register's office for Davidson County, Tennessee.

7. MAP 159N, GROUP G, PARCEL 014.00

163 ANDERSON LANE
HENDERSONVILLE, TN 37075

LAND in Sumner County, Tennessee, being Lot No. 14 on the

plan of Larue Heights, Section 2, as shown by plat of record in Plat Book 11, Page 190 in the Register' s Office for Sumner County, Tennessee to which plat reference is hereby made for a more complete description.

SAID Lot No. 14 fronts 100.0 feet on the east margin of Anderson Lane, and extends back 225.0 feet to a line on the rear measuring 100.0 feet.

BEING the same property conveyed to Donald Riddle and Carolyn Riddle, Husband and Wife, by Substitute Trustee's Deed dated April 9, 2016 and of record in Record Book 4270, Page 245 in the Register's Office for Sumner County, Tennessee.

8. MAP 163E, GROUP F, PARCEL 020.00

280 A-B DONNA DRIVE
HENDERSONVILLE, TN 37075

BEING Lot Number 4 on the Plan of Clairmont Manor as of record in Plat Book 10, Page 193, Register's Office for Sumner County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Donald O. Riddle and wife, Carolyn Riddle by Warranty Deed from Karen C. Bell and husband, Danny C. Bell dated April 28, 2014 and of record in Record Book 3922, Page 815 in the Register's Office for Sumner County, Tennessee.

9. MAP 160F, GROUP J, PARCEL 016.00

308 CRESTMONT DRIVE
HENDERSONVILLE, TN 37075

BEING Lot No. 16 on the Plan of Brairwood Estates of record in Plat Book 10, Page 277, Register's Office for Sumner County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Donald Riddle, Jr. and wife, Carolyn Riddle and Donald Riddle, Sr. and wife, Linda Riddle by deed from Shirley Adkins and husband, Robert D. Adkins dated September 16, 1994 and of record in Record Book 451, Page 739 in the Register's Office for Sumner County, Tennessee. By Quitclaim Deed of record in Record Book 4843, Page 487 in the Register's Office for Sumner County, Tennessee, the said Donald Riddle, Sr. and wife, Linda Riddle conveyed their one-half (½) interest to Donald Riddle Jr. and wife, Carolyn Riddle.

10. MAP 049F, GROUP A, PARCEL 012.00

6785 COOKS COURT
MURFREESBORO, TN 37129

BEING all of Lot Number 42 Cooks Corner, Section II, according to plat and survey of same appearing of record in Plat Book 9, Page 82 of the Register's Office of Rutherford County, Tennessee to which plat reference is hereby made for more complete details of location and description.

BEING the same property conveyed to Donald O. Riddle, Jr. and Carolyn J. Ridle by Special Warranty Deed from Secretary of Veterans Affairs dated August 27, 2002 and of record in Record Book 183, Page 1221 in the Register's Office for Rutherford County, Tennessee.

11. MAP 96J, GROUP B, PARCEL 21.00

223 BISHOPS CAP CIRCLE, BUILDING 3, UNIT 203,
TOWNSEND, TN 37882

SITUATED in District No. Fifteen (15) of Blount County, Tennessee and being all of Unit 203, Bldg. 3 of Cades Cove Reserve as shown by Plat of record in Map File 3788A in the Register's Office for Blount County, Tennessee to which plat specific reference is hereby made thereof.

BEING the same property conveyed to Donnie Riddle and wife, Carolyn J. Riddle by Warranty Deed from Cades Cove Reserve, LLC, a Tennessee Limited Liability Company dated May 14, 2020 and of record in Record Book 2591, Page 2894 in the Register's Office for Blount County, Tennessee. The said Donnie Riddle is aka Donald Riddle.

WITNESS our hands this the 2nd day of April, 2025.

DONALD O. RIDDLE AKA
DONALD O. RIDDLE, JR.

CAROLYN J. RIDDLE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD O. RIDDLE AKA DONALD O. RIDDLE, JR. AND CAROLYN J. RIDDLE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 2nd day of April, 2025.

NOTARY PUBLIC

JOYCE LILLARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-24-2028

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $___-0-_____ which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 2nd day of April, 2025.

NOTARY PUBLIC

