QUITCLAIM DEED	Source of Title Book 10576 Page 192

THIS INSTRUMENT WAS PREPARED BY Cena Michelle Gambrel
4940 Bull Run Road
Ashland City TN 37015

Name and address of the new owner (the Grantee):	Cena Michelle Gambrel or Christopher Lee Gambrel, Jr. 4940 Bull Run Road Ashland City TN 37015
Tax map/parcel number:	Control Map 46, Parcel 105.00
Mail tax bills to:	OWNER

THIS QUITCLAIM DEED, executed on March 28, 2025 in the County of Davidson, State of Tennessee by Grantor Cena Michelle Bahena whose post office address is 4940 Bull Run Road, Ashland City TN 37172 to Grantees Cena Michelle Gambrel and Christopher Lee Gambrel, Jr whose post office address is 4940 Bull Run Road, Ashland City TN 37015.

WITNESSETH, that the said Grantor Cena Michelle Bahena for good consideration and for the sum of ten dollars ($10) paid by the said Grantees, the receipt whereof is hereby acknowledged, does herby remise, release, and quitclaim unto the said Grantees forever, all the right, title interest and claim which the said Grantor have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson State of Tennessee and more specifically described as:

PROPERTY in Davidson County, Tennessee, Being one (1) parcel located in Council District 1 of Davidson County described as follows: Control Map 046.00, Parcel 105.00.

This property is known as 4940 Bull Run Road, Ashland City TN 37015

Taxes for the current year are hereby assumed by Grantee.

Karen Johnson Davidson County
Batch # 1262831 DEEDQC
04/21/2025 03 52 24 PM 3 pgs
Fees $17 00 Taxes $0 00

20250421-0030395

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

GRANTOR:

Cena Michelle Bahena

Cena Michelle Bahena

GRANTEE(S):

Cena Michelle Gambrel

Cena Michelle Gambrel

Christopher Lee Gambrel Jr.

Christopher Lee Gambrel Jr

Acknowledgement

STATE OF Tennessee

COUNTY OF Roberton

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cena Michelle Bahena Gambrel and Christopher Lee Gambrel Jr, who are known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument

Witness my hand and official seal, this 28th day of March ~~2020~~ 2025

Kimberly Brickles

Kimberly Brickles - Notary Public

KIMBERLY BRICKLES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires March 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Cenamichelle Gambrel
Affiant

Subscribed and sworn before me this the
21 **Day of** April, 2025.

Julia Rivera, **Deputy Register**

4946
CLG

PROPERTY DESCRIPTION

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF BULL RUN ROAD AT THE MOST EASTERLY CORNER OF THE BOLLING PROPERTY;

THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21 DEG 33 MIN 15 SEC AND A RADIUS OF 316.13 FEET, 118.93 FEET TO A POINT;

THENCE SOUTH 54 DEG 19 MIN 19 SEC WEST 165.98 FEET TO A POINT;

THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 44 DEG 11 MIN 48 SEC AND A RADIUS OF 414.67 FEET, 319.87 FEET TO AN IRON PIN;

THENCE NORTH 08 DEG 31 MIN 07 SEC EAST 100.00 FEET TO AN IRON PIN;

THENCE NORTH 81 DEG 28 MIN 53 SEC WEST 200.00 FEET TO AN IRON PIN;

THENCE NORTH 25 DEG 40 MIN 25 SEC WEST 445.91 FEET TO AN IRON PIN;

THENCE SOUTH 71 DEG 22 MIN 30 SEC EAST 972.43 FEET TO THE POINT OF BEGINNING CONTAINING 217,800.8710 SQUARE FEET OR 5.00002 ACRES.