Karen Johnson
Batch # 1264992
04/25/2025 10 44 29 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250425-0031920

QUITCLAIM DEED

FROM: Autumn Rhea Linkous Pace

This Instrument was Prepared by:
Cathy Speers Johnson
Campbell Perky Johnson, PLLC
329 South Royal Oaks Blvd., Suite 205
Franklin, Tennessee 37064

TO: Ryan Douglas Pace

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Douglas Pace 6500 Lickton Pike Goodlettsville, TN 37072	Same	012-00-0-116.00

AFFIDAVIT

STATE OF Virginia)
COUNTY OF Washington)

The undersigned, after being first 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 Divorce Decree and Marital Dissolution Agreement in that certain case styled Ryan Douglas Pace v. Autumn Rhea Linkous Pace, Civil Action No. 24D-1685, Fourth Circuit Court for Davidson County, Tennessee and that there was no other consideration given for the transfer.

Autumn Rhea Linkous Pace
AUTUMN RHEA LINKOUS PACE, Affiant

Sworn to and subscribed before me, this the 15th day of April, 2025.

Caleb Legech
Notary Public

My Commission Expires: 12/31/2029

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

Caleb Legech
Commonwealth of Virginia
Notary Public
Commission No. 00344340
My Commission Expires 12/31/2029

executed in that certain case styled Ryan Douglas Pace v. Autumn Rhea Linkous Pace, Civil Action No. 24D-1685, Fourth Circuit Court for Davidson County, Tennessee. Accordingly, Autumnn Rhea Linkous Pace does hereby quitclaim unto the said Ryan Douglas Pace, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated August 20, 2020 and known as Job No. 200172 as follows: Beginning at an existing iron pin at a fence corner, said point being the southeast corner of the Phillip and Vicki Jones property (Ins No. 201208160073618), and the southwest corner of the Betty Jerrolds property and on the northerly margin of Lickton Pike; thence with the common line of Jerrolds and Jones N17•04'13"W 825.51' to an iron pin set; thence, leaving Jones and severing the Jerrolds property N03•06'40"E 68.99' to an iron pin; thence N05•22'08"W 137.06' to an iron pin; thence N11•20'19"W 140.95' to an iron pin; thence, N16•45'45"W 84.50' to an iron pin set in the Paul Burgess line(book 11397, pg.855 R.O.D.C., Tn.; thence, with Burgess S88•51'11"E 280.81' to an existing iron pin, the northwest corner of the Glenn S Brown property (Book 6882, pg. 95 R.O.D.C., Tn.); thence, with Brown S09•37'56"E 1236.98' to an existing iron pin on the northerly margin of said Lickton Pike, also the southwest corner of James W. Riddle property (Book 8732, pg. 790 R.O.D.C., Tn.); thence with the said Pike and with a curve to the left having a radius of 1195.00' and a long chord of 184.60', said chord having a bearing of N86•24'42"W a distance along the curve of 184.78' to the point of beginning, containing 6.93 acres more or less.
>
> Being part of the same property conveyed to Autumn Rhea Linkous and Ryan Douglas Pace, joint tenants with right of survivorship of record in Instrument No. 20201005-0114619, Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 5, 2020.
>
> This is improved property known as 6500 Lickton Pike, Goodlettsville, Tennessee 37072.

Witness my hand this 15 day of April, 2025.

Autumn Rhea Linkous Pace

AUTUMN RHEA LINKOUS PACE

STATE OF Virginia)
COUNTY OF Washington)

Personally appeared before me, Caleb Legech, a Notary Public of said County and State, AUTUMN RHEA LINKOUS PACE, whose identity was 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 Abingdon, Virginia, this 15th day of April, 2025.

Caleb Legech

NOTARY PUBLIC

My Commission Expires: 12/31/2029

Caleb Legech
Commonwealth of Virginia
Notary Public
Commission No 00344340
My Commission Expires 12/31/2029