This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1265515 DEEDQC
04/29/2025 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0032725

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Bull Run Trust	Same	055 00 0 006.00
4260 Bull Run Rd.		055 00 0 007.00
Ashland City, TN 37015		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Chris Rowe and wife, Jennifer Rowe, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Christopher Larry Rowe and Jennifer Melinda Rowe, as Trustees of the Bull Run Trust, its successors and assigns. The real estate is described as follows:

Land in the 1st councilmanic district of Nashville, Davidson County, Tennessee, being the property described in deed book 1148, page 326, register's office for said county, and a part of the property described in deed book 3934, page 398 (tract 2), R.O.D.C., more completely described as follows:

Beginning in the north right of way of Bull Run Road, approximately 1.2 miles of the intersection of said Bull Run Road and Ashland City Highway;

Thence leaving said right of way N 25 deg. 37' 35" W, 454.55 feet to a point in a drain near a fence; Thence N 20 deg. 25' 04" W, 989.87 feet to the southerly line of Hoffman, recorded in deed book 9668, page 62, R.O.D.C.; Thence along said Hoffman's line N 87 deg. 32' 41" E, 864.46 feet to westerly line of an area leased to Dozier, as shown on an unrecorded survey by Tommy E. Walker, dated 4-22-96; Thence along the west line of said leased area S 8 deg. 29' 42" E, 853.26 feet to an iron pin; Thence S 20 deg. 56' 10" E, 247.09 feet to an iron pin in the north right of way of said Bull Run Road; Thence along said north right of way S 62 deg. 05' 30" W, 308.36 feet; Thence along a curve to the left, having a radius of 3326.00 feet, a distance of 306.16 feet to the point of beginning and containing 20.72 acres, more or less.

Being the same property conveyed to Chris Rowe and wife, Jennifer Rowe, by Warranty Deed, from Ida Mai Rohrer, dated September 28, 2000, recorded October 10, 2000, of record in Instrument No. 20001010-0100488, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 28th day of April, 2025.

Affiant

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is improved property known as 4254 and 4260 Bull Run Rd., Ashland City, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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.

WITNESS our hands this the 28th day of April, 2025.

Chris Rowe, Grantor

Jennifer Rowe, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Rowe and Jennifer Rowe, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 28th day of April, 2025.

Notary Public My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 April 28, 2025.

Date: 04/28/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 28, 2025.

Notary Public: J. D. Payne My Commission Expires:

