THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 MONTE TODD OFFUTT, AFFIANT Subscribed and sworn to before me, this 7th day of May 2025. NOTARY PUBLIC My Commission Expires: 11-3-2025

Karen Johnson
Batch # 1272915
05/14/2025 09:45:33 AM
Fees $22.00 Taxes $0.00

Davidson County
DEEDQC
4 pgs

20250514-0037864

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kelly Faye Offutt, Trustee **Monte Todd Offutt, Trustee** 6266 Lickton Pike Goodlettsville, TN 37072	New Owner	Map and Parcel No.: 012 00 0 182.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Monte Todd Offutt and Kelly Faye Offutt, (collectively as "Grantor") do hereby quitclaim, transfer and convey all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Kelly Faye Offutt, Trustee of the Turtle Hill Irrevocable Trust, created November 21, 2024, its successors and assigns, and do hereby quitclaim, transfer and convey all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Monte Todd Offutt, Trustee of the Mount Canine Irrevocable Trust, created November 21, 2024, its successors and assigns.

This property is commonly known as N/S LICKTON PK W OF OLD DICKERSON PK, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Lickton Road, said point being North 87 deg. 42' 58" East 180.49 feet from the southeast corner of the property of Carl L. Gibson, et ux, of record in Book 5785, page 87, Register's Office for Davidson County, Tennessee; thence, North 6 deg. 50' 59" West, 1,250.00 feet to an iron pin; then, South 85 deg. 28' 11" West 271.56 feet to an iron pin in the line of the property of Carl L. Gibson, et ux, of record in Book 5785, page 84, said Register's Office; thence, North 12 deg. 55' 32" West 411.03 feet to an iron pin; thence, North 15 deg. 06' 49" West 986.66 feet to an iron pin in the line of the property of Robert S. Blazer of record in Book 4953, page 123, said Register's Office; thence with the line of Blazer, South 87 deg. 10' 20" East 341.11 feet to an iron pin; thence South 80 deg. 39' 41" East 350.00 feet to an iron pin; thence South 13 deg. 27' 22" East 898.33 feet to an iron pin; thence South 82 deg. 35' 15" West 269.08 feet to an iron pin; thence South 6 deg. 50' 59" East 1,600.69 feet to an iron pin in the northerly margin of Lickton Road; thence with said margin of said road, South 87 deg. 35' 28" West 50.15 feet to the point of beginning and containing 18.48 acres, more or less.

The above being the same property conveyed to Monte Todd Offutt and Kelly F. Offutt from Carol L. Soloman by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20161229-0136719. And being the same property conveyed to Monte Todd Offutt and Kelly Faye Offutt from Monte Todd Offutt and Kelly Faye Offutt by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20210223-0021928.

Beginning at an iron pin (found), a corner to Carol L. Soloman (deed book 8398, page 938), and being the most northwest corner of this tract with said point being the most northwest corner of property conveyed to Better Home Builders, Inc. in book 9902, page 450; Thence North 82 deg. 41' 56" East for a distance of 149.88 feet to an iron pin (found), a corner to said Soloman; Thence South 06 deg. 50' 59" East for a distance of 150.00 feet to an iron pin set; Thence South 82 deg. 41' 55" West for a distance of 149.85 feet to an iron pin set; Thence North 06 deg. 51' 43" West for a distance of 150.00 feet to the beginning, containing 0.52 acres more or less.

The above being the same property conveyed to Monte Todd Offutt and Kelly F. Offutt from Carol L. Soloman by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20170124-0007470. And being the same property conveyed to Monte Todd Offutt and Kelly Faye Offutt from Monte Todd Offutt and Kelly Faye Offutt by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20210223-0021928.

INCLUDED IN THE ABOVE BUT EXPRESSLY EXCLUDED IS THE FOLLOWING: Beginning at an iron pin found in the Northerly margin, 25 feet from the center line of Lickton Pike, the most southeast corner of this trust, and being the most southwest corner of Better Home Builders, Inc. (deed Bk. 9902, Pg. 450); Thence South 87 deg. 44' 37" West for a distance of 20.06 feet to an iron pin set in the margin of Lickton Pk; Thence North 06 deg 51' 43" West for a distance of 800.00 feet to an iron pin set; Thence North 83 deg. 08' 17" East for a distance of 20.00 feet to an iron pin set in the line of said Better Home Builders, Inc.; Thence South 06 deg. 51' 43" East for a distance of 801.61 feet to the beginning. Said property contains 0.37 acres ±. This property conveyed to Better Home Builder, Inc., a Tennessee

Corporation, from Carol L. Soloman by Quitclaim Deed recorded in the Register's Office of said county and state at Book 9985, Page 434.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7th day of May 2025.

Monte Todd Offutt, Grantor

Kelly Faye Offutt, Grantor

STATE OF TENNESSEE)

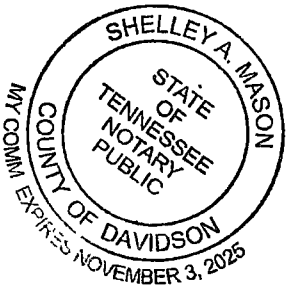
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Monte Todd Offutt**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May 2025.

Notary Public

My Commission Expires: 11-3-2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kelly Faye Offutt**, the Grantor, with whom I am personally acquainted (or 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 office, this 7th day of May 2025.

Notary Public

My Commission Expires: 11-3-2025

