Karen Johnson Davidson County
Batch# 1284946 DEEDQC
06/16/2025 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0047082

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QMTL-30940-25

QUITCLAIM DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of June 2025.

NOTARY PUBLIC

My commission expires: 1/22/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saddlebred Park, LLC 305 Anchor Ln. Old Hickory, TN 37138	Same as Address of New Owner	064-00-0-031.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Jimmy Mitchell,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Saddlebred Park, LLC** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc., April 27, 1966 as follows:

Beginning at the southeasterly margin of Saunders Ferry Road at the intersection of the same and a point in the westerly line of the Robert E. Baker property; thence with said Baker's line South 34° 36' East 106.5 feet and South 88° 23' East 446.63 feet; thence North I 0 37' East 290 feet; thence North 88° 23' West 397 feet to the easterly margin of Saunders Ferry Road; thence South 30° 23' West 233.49 feet to the beginning, containing 3 acres, more or less.

Included in the above description, but specifically excluded from this conveyance is the portion conveyed to Hermitage Memorial Gardens, Inc., in Book 4312, page 945, said Register's Office, described as follows:

Beginning at a point in the easterly margin of Saundersville Road, the common corner of the land of Gilbert Merritt and Harvey A. Thomas, etux; thence South 30° 23' West 253.49 feet, crossing the proposed Andrew Jackson Parkway to a point; thence South 34° 36' East 106.5 feet to a point in the proposed Andrew Jackson Parkway; thence continuing across the proposed Andrew Jackson Parkway South 88° 23' East 51.5 feet to a point in the southerly margin of the land of Harvey A. Thomas etux; thence North 2° 14' East 292 feet to a point in the southerly line of the land of Gilbert Merritt etux; thence North 88° 23' West 5 feet to the point of beginning.

Also excluded from this conveyance is the following tract of land conveyed to The Metropolitan Government of Nashville and Davidson County by Final Order of record in Book 9408, Page 194, said Register's Office, described as follows:

Beginning at a point in the southwest corner of parcel 31 of map number 64 and at approximately Sta.' 38+65.98, 30.00 feet right of the survey centerline as shown on Project No. 86-R-7, Andrew Jackson Parkway; thence, with a curve to the right having a radius of 2,261.83 feet along the existing right-of-way line for a distance of 15.44 feet to a point; thence; N 06° 40' 03" E along the existing right-of-way line for a distance of277.52 feet to a point; thence, S 84° 11' 58" E for a distance of 5.00 feet to a point; thence, S 06° 40' 03" W for a distance of 277.60 feet to a point; thence, with a curve to the left having a radius of 2,256.83 for a distance of 15.37 feet to a point; thence, N 84° 11' 57" W for a distance of 5.00 feet to the point of beginning and containing therein an area of 1,464.83 (plus or minus) square feet.

Being the same property conveyed to Jimmy Mitchell, married by Warranty Deed from Cook Land Development, LLC dated May 30, 2025 and recorded in Instrument Number_____, Davidson County Register of Deeds.

20250605-0044224

Being the same property PREVIOUSLY conveyed to Cook Land Development, LLC, from Billy J. Lee and wife, Rose M. Lee, by Warranty Deed dated March 31, 2017 and recorded April 3, 2017 in Instrument #20170403-0032181, said Register's Office.

WITNESS MY HAND, this 12 day of June 2025.

Grantor

Jimmy Mitchell

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Jimmy Mitchell**, 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 seal, this 12 day of June 2025.

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 1/29/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **June 12, 2025** (date of document).

June 16, 2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **June 16**, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

