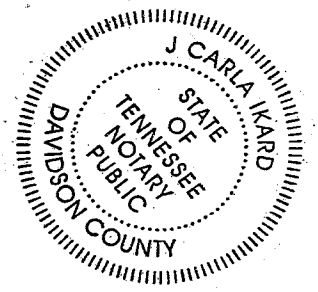
Karen Johnson Davidson County
Batch# 1287215 DEEDQC
06/18/2025 12:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250618-0048133



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $-0-.

Michelle W Kendig
Affiant

Subscribed and sworn to before me, this 18th day of ~~May~~ June, 2025.

Notary Public

My commission expires: 11-2-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Raymon Family Trust Agreement dated December 17, 2024		**058-00-0-046.00**
4351 Cato Road	**New Owner**	
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Joynell E. Raymon, widowed***** (hereinafter the "Grantors"), hereby quitclaim and convey to **Raymon Family Trust Agreement dated December 17, 2024** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

BEING the same property conveyed to Larry A. Raymon and Joynell E. Raymon, as Joint Tenants with full rights of survivorship, by Warranty Deed from the Estate of Bernice Adelia Lanham, of record as Instrument Number 20000216-0015536, Register's Office for Davidson County, Tennessee, dated February 11, 2000, and recorded on February 16, 2000.

***The said Larry A. Raymon having died on February 2, 2024 leaving Joynell E. Raymon the sole owner of the property.

This property is conveyed subject to a Sanitary Sewers and/or Storm Drainage Easement in favor of Davidson County, of record in Book 8339, page 263, of said Register's Office.

BEING improved property also known as **4351 Cato Road, Nashville, Tenneessee, 37218**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 16th day of May, 2025.

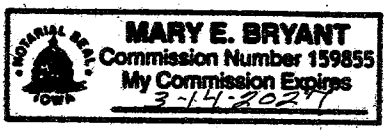
Joynell E. Raymon

Joynell E. Raymon

STATE OF Iowa
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joynell E. Raymon, the within named bargainors, to me known (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 this 16th day of May, 2025.



Mary E. Bryant
Notary Public
My Commission Expires: 3-14-2027

LTC File 25-002284-524

EXHIBIT "A"

The property shown on the attached plat is located in the 13th Civil District of Davidson County, Tennessee; situated on the east side of Briley Parkway and the west side of Cato Road, approximately 0.43 mile north of the intersection with Tn. Highway 12 (Ashland City Highway); being Job Number 90023T as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 22nd day of February, 1999 in detail as follows:

Beginning on a point in the center of the branch on the west right-of-way of Cato Road, being 22 feet from the center of said road, corner of John T. Ankenbauer (D.B. 10519 P. 271) and being the southeast corner of the herein described tract, thence running with the line of Ankenbauer N 87 degrees 55 minutes 51 seconds W 547.64 (passing through a half inch iron re-bar set at 47.00 feet for reference) to a five eights inch iron re-bar found by a 10 inch hackberry tree, corner of John T. Ankenbauer (D.B. 10519 P. 271) and Fred C. Shadowens (D.B. 4725 P. 75), thence running with the line of Shadowens N 87 degrees 43 minutes 56 seconds W 732.52 feet to a half inch iron re-bar found by a highway monument on the east right-of-way of Briley Parkway, corner of Fred C. Shadowens (D.B. 4725 P. 75), thence running with the east right-of-way of Briley Parkway for the next three calls as follows: N 00 degrees 30 minutes 28 seconds W 205.44 feet to a half inch iron re-bar set 0.50 feet west of a highway monument, thence N 07 degrees 48 minutes 05 seconds E 300.56 feet to a half inch iron re-bar set 0.84 feet north of a highway monument, thence N 03 degrees 17 minutes 24 seconds W 187.63 feet to a half inch iron re-bar set on the east right-of-way of Briley Parkway, corner of Elbert J. Davidson (D.B. 4800 P. 599), thence running with the line of Davidson S 70 degrees 33 minutes 54 seconds E 342.10 feet to a five eights inch iron re-bar found by a 13 inch hackberry tree, corner of Elbert J. Davidson (D.B. 4800 P. 599) and Harold D. Goins (D.B. 10754 P. 913), thence running with the line of Goins S 09 degrees 21 minutes 28 seconds E 724.40 feet to a five eights inch iron re-bar found by a corner post on the west right-of-way of Cato Road, being set 22 feet from the center of said road, corner of Harold D. Goins (D.B. 10754 P. 913), thence running with the west right-of-way of Cato Road for the next two calls as follows: S 22 degrees 56 minutes 33 seconds E 313.14 feet to a half inch iron re-bar set, thence along a curve to the left, having a delta of 03 degrees 55 minutes 59 seconds, a radius of 3,266.31 feet, a tangent of 112.15 feet, a chord of S 24 degrees 54 minutes 31 seconds E 224.17 feet, running along the curve for an arc length of 224.21 feet to the beginning, containing 14.88 acres more or less...

The above described tract being the remainder of the tract of land deeded to Fred Lanham and wife, Bernice Lanham of record in Deed Book 2696 Page 419 in the Office of the Register for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 5/16/25 (date of document).

Michelle W Kendig
Affiant Signature

6/18/25
Date

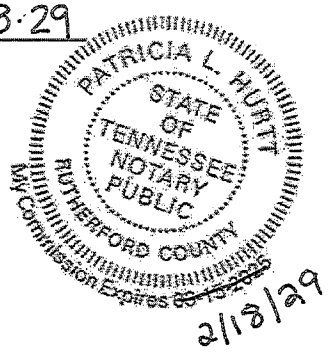
State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of June, 2025.

Patricia L Hurtt
Notary Signature

My Commission Expires: 2.18.29

Notary's Seal



2/18/29