Karen Johnson Davidson County
Batch# 1288972 DEEDQC
06/23/2025 03:09:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250623-0049228

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Norma M Sisemore Affiant Subscribed and sworn to before me, this 23rd day of June, 2025. Notary Public My Commission Expires: _____

EMILY HARVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-11-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Norma M. Sisemore, Trustee 7607 River Road Pike Nashville, TN 37209	SAME	089 00 0 043.00 089 00 0 041.00 089 00 0 051.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Norma Sisemore**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Norma M. Sisemore, Trustee of the Norma M. Sisemore Living Trust, established by the Revocable Trust Agreement of Norma M. Sisemore dated June 23, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of June, 2025.

Norma Sisemore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma Sisemore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of June, 2025.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Notary Public

EXHIBIT A

Legal Description

0 River Road Pike, Nashville, TN 37209
089 00 0 043.00

Land in Davidson County, Tennessee, being Tract 1 as described according to a survey by J. Bruce Rainey, Surveyor# 823 dated March 31, 1983, and known as Job No. 83-027 as follows:

Beginning at an iron pin set on the easterly margin of River Road, said point of beginning being the Northwest corner of this tract and also being the Southwest corner of the Dwight L. Watkins land of record in Deed Book 5776, Page 491, R.O.D.C., TN.; thence leaving the margin of the said River Road and with Watkin's line and a fence the following calls: N 87° 26' 43" E 284.93 to an iron pin; thence N 88° 59' 29" E 237.90' to an iron pin; thence N 88° 45' 12" E 224.54' to an iron pin; thence N 88° 21' 07" E 519.17' to an iron pin; thence N 84° 04' 11" E 299.21' to an iron pin; thence N 79° 04' 30" E 257. 08' to an iron pin; thence N 78° 29' 45" E 246.58' to an iron pin at a 30" Walnut tree; thence continuing with the said Watkins line and a fence as follows: N 30° 38' 30" E 342.28' to an iron pin; thence N 08° 58' 01" E 189. 73' to an iron pin; thence N 07° 57' 10" W 65.46' to an iron pin; thence N 03° 28' 26" W 152.55' to an iron pin; thence N 13° 24' 06" W 99.97' to an iron pin; thence N 28°, 30' 34" W 247.82' to an iron pin; thence N 23° 57' 20" W 212. 63' to an iron pin; thence N 61 ° 00' 34" W 100.09' to an iron pin; thence N 69° 01' 43" W 359.93' to an iron pin set in the line of the U.S. Government; thence leaving Watkins line and with the said Government line on the south side of Indian Creek N 29° 59' 42" E 654.04' to an iron pin; thence N 23° 19' 16" E 115.56' to an iron pin; thence S 70° 29' 01" E 125.00' to an iron pin set on the west side of the Cumberland River; thence continuing with the Government line and the Cumberland River S 13° 04' 18" E 1,820.00' to a point; thence S 13° 49' 18" E 605.67' to an iron pin; thence leaving the said Government line and severing the Sircy property S 78° 56' 12" W 855.20' to an iron pin; thence S 83° 40' 03" W 573.25' to an iron pin; thence S 87° 55' 19" W 1,373.76' to an iron pin set on the easterly margin of the said River Road; thence with the margin of the said Road as follows: N 07° 04' 21" E 72.22' to an iron pin; thence N 13° 04' 12" E 98.34' to an iron pin; thence N 18° 06' 16" E 97.41' to an iron pin; thence N 24° 07' 02" E 121.28' to an iron pin; thence N 65° 39' 18" W 5.00' to an iron pin; thence N 24° 20' 42" E 100.00' to the point of beginning, containing 41.02 acres, more or less.

Included in this conveyance is all right, title and interest to the land lying east of the hereinabove described tract to the low water mark of the Cumberland River.

Together with an easement for the use of the joint use 25-foot ingress and egress easement across a portion of Tracts 2, 3, 4, and 5 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

The following land is included in the above legal description, but excluded from the conveyance of Tract 1:

> Land in Davidson County, Tennessee, and being described by a survey by J. Bruce Rainey, Surveyor #823 dated February 17, 1988, and known as Job No. 880036 as follows:
>
> Beginning at an iron pin set on the easterly margin of River Road, said point of beginning being the northwest corner of this tract and also being the southwest corner of the Dwight L. Watkins land of record in Deed Book 5776, Page 491, R.O.D.C., Tennessee; thence leaving the margin of said River Road and with Watkins' line and a fence the following calls: N87° 26' 43" E 284.93' to an iron pin; thence N 88° 59' 29" E 237.90' to an iron pin; thence N 88° 45' 12" E 224.54' to an iron pin; thence N 88° 21' 07" E 212.11' to a point; thence leaving Watkins' line and severing the Sisemore property S 02° 04' 41" E 301.34' to a point; thence S 87° 55' 19" W 1090.96' to a point on the easterly margin of said River Road; thence with the margin of River Road the following calls: N 13° 04' 12" E 16.81' to a point; thence N 18° 06' 16" E 97.41' to a point; thence N 24° 07' 02" E 121.28' to a point; thence N 65° 39' 18" W 5.00' to a point; thence N 24° 20' 42" E 100.00' to the point of beginning, containing 7.24 acres, more or less.

Being part of the same property conveyed to Robert C. Sisemore and wife, Norma L. Sisemore, from Barbara Louise Misch, Adrian G. Sircy, Opel Estelle Stockton, Ruth Hassell, and Lucy C. Bennett, by deed of record in Book 6055, Page 641, Register's Office for Davidson County, Tennessee.

Norma M. Sisemore is one and the same person as Norma L. Sisemore and Norma Sisemore.

Robert C. Sisemore died on March 12, 2012.

This is unimproved property known as 0 River Road Pike, Nashville, TN 37209.

0 River Road Pike, Nashville, TN 37209
089 00 0 041.00

Land in Davidson County, Tennessee, being Tract 2 as described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated March 31, 1983, and known as Job No. 83-027, as follows:

Beginning at an iron pin set on the easterly margin of River Road, said point of beginning being the northwest corner of the tract and also being 489.25 feet southerly from the southwest corner of the Dwight L. Watkins Land of record in Deed Book 5776, Page 491, R.O.D.C., TN; thence leaving the margin of the said River Road and severing the Sircy land, North 87 deg. 55 min. 19 sec. East 1,373.76 feet to an iron pin; thence North 83 deg. 40 min. 03 sec. East 573.25 feet to an iron pin; thence North 78 deg. 56 min. 12 sec. East 855.20 feet to an iron pin set on the westerly side of the Cumberland River in the line of the U.S. Government land; thence with the said Government line, South 13 deg. 49 min. 18 sec. East 120.00 feet to a point; thence South 04 deg. 56 min. 44 sec. East 698.22 feet to an iron pin; thence leaving the said Government line and River, North 79 deg. 47 min. 19 sec. West 1,927.16 feet to an iron pin; thence North 88 deg. 11 min. 39 sec. West 849.28 feet to an iron pin; thence South 48 deg. 20 min. 40 sec. West 78.56 feet to an iron pin; thence South 69 deg. 22 min. 26 sec. West 111.31 feet to an iron pin set on the easterly margin of the said River Road; thence with the margin of the said Road, North 08 deg. 25 mins. 04 sec. East 235.74 feet to an iron pin; thence continuing with the said margin, North 07 deg. 04 min. 21 sec. East 25.00 feet to the point of beginning, containing 25.57 acres, more or less.

Together with all right, title and interest to the land lying east of the hereinabove described tract to the low water mark of the Cumberland River.

Together with an easement for the use of the joint use 25-foot ingress and egress easement across a portion of Tracts 3, 4, and 5 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

Being the same property conveyed to Robert Sisemore and wife, Norma Sisemore, from John R. Dean and wife, Josephine S. Dean, by deed of record in Book 8482, Page 697, Register's Office for Davidson County, Tennessee.

Norma M. Sisemore is one and the same person as Norma Sisemore.

Robert Sisemore died on March 12, 2012.

This is improved property known as 0 River Road Pike, Nashville, TN 37209.

7607 River Road Pike, Nashville, TN 37209
0089 00 0 053.00

Land in Davidson County, Tennessee, and being described by a survey by J. Bruce Rainey, Surveyor #823 dated February 17, 1988, and known as Job No. 880036 as follows:

Beginning at an iron pin set on the easterly margin of River Road, said point of beginning being the northwest corner of this tract and also being the southwest corner of the Dwight L. Watkins land of record in Deed Book 5776, Page 491, R.O.D.C., Tennessee; thence leaving the margin of said River Road and with Watkins' line and a fence the following calls: N87° 26' 43" E 284.93' to an iron pin; thence N 88° 59' 29" E 237.90' to an iron pin; thence N 88° 45' 12" E 224.54' to an iron pin; thence N 88° 21' 07" E 212.11' to a point; thence leaving Watkins' line and severing the Sisemore property S 02° 04' 41" E 301.34' to a point; thence S 87° 55' 19" W 1090.96' to a point on the easterly margin of said River Road; thence with the margin of River Road the following calls: N 13° 04' 12" E 16.81' to a point; thence N 18° 06' 16" E 97.41' to a point; thence N 24° 07' 02" E 121.28' to a point; thence N 65° 39' 18" W 5.00' to a point; thence N 24° 20' 42" E 100.00' to the point of beginning, containing 7.24 acres, more or less.

Being the same property conveyed to H. E. Collins, Trustee, by deed from Robert C. Sisemore and wife, Norma L. Sisemore, and further conveyed to Robert C. Sisemore and wife, Norma L. Sisemore from H. E. Collins, Trustee, to create a separate parcel and division of existing land, by the same deed of record in Book 7475, Page 822, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert C. Sisemore and wife, Norma L. Sisemore, from Barbara Louise Misch, Adrian G. Sircy, Opel Estelle Stockton, Ruth Hassell, and Lucy C. Bennett, by deed of record in Book 6055, Page 641, Register's Office for Davidson County, Tennessee.

Norma M. Sisemore is one and the same person as Norma L. Sisemore and Norma Sisemore.

Robert C. Sisemore died on March 12, 2012.

This is improved property known as 7607 River Road Pike, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 23, 2025.

06/23/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of June, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

