Karen Johnson Davidson County
Batch# 1288973 DEEDQC
06/23/2025 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250623-0049229

THIS INSTRUMENT PREPARED BY

JEFFREY MOBLEY
Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

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

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:_____

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Carolyn Christine Page 1604 River Road Ashland City, Tennessee 37015	SAME	101 00 0 006.00 101 00 0 007.00

QUITCLAIM DEED

For and in consideration of love and affection as a gift, **Norma Sisemore**, hereby remises, releases and quitclaims unto **Carolyn Christine Page**, and to her heirs and assigns, all of her right, title and interest in such property and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) 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, Norma Sisemore, with whom I am personally acquainted, and who acknowledged that the 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

TRACT I (Tax Map 101 00 0 006.00):

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to surveys made by John Wilkes, Civil Engineer made December 24, 1937 and by Watkins and Murray Surveyors made March 31, 1947, as follows:

Beginning at a point in the center of the Old River Road, the southwest corner of a tract owned by O'Brien Heirs; thence with the westerly and northerly boundary line of the tract of land owned by O'Brien Heirs, North 12 deg. 30' East 517 feet to an old stone; thence North 47½ degrees East 1320 feet; thence North 23 degrees West 1615 feet to the southerly margin of a proposed highway; thence leaving said highway, North 62 degrees 45' West 303.5 feet; thence North 56 deg. West 247.5 feet; thence North 54. deg. West 263 feet; thence North 58 deg. 45' West 219 feet; thence North 79 deg. West 231.14 feet; thence North 44 deg. 45' West 245. 7 feet to the center of the Old River Road; thence with the center of road, South 31 deg. 30' West 284 feet; thence South 18 deg. 45' West 357.2 feet; thence South 5 deg. West 277.7 feet, being the northeast corner of Knight's tract of land, continuing with the center of said road and Knight's easterly line, South 4 deg. West 250 feet; thence South 7 deg. 30' West 400 feet; thence South 49 deg. West 226 feet to a point opposite the northerly margin of Red Lane, being Knight's southeast corner, also the northwest corner of a tract of land owned by DeMoss; thence with the northerly line of said DeMoss tract of land; South 88 deg. East 200 feet; thence South 88 deg. East 537 feet to a planted stone, the northeast corner of said DeMoss tract of land; thence with DeMoss easterly line, South 1 degree 30' West 1603 feet to the center of said Old River Road; thence with the center of Old River Road, South 88 deg. East 90 feet to the southwest corner of another tract of land owned by DeMoss; thence with DeMoss' westerly line northwardly 90 feet; thence with DeMoss' northerly line, South 79 deg. East 207 feet; thence South 44 deg. East 239 feet; thence with DeMoss' easterly line, South 61 deg. West 132 feet to the center of Old River Road; thence with the center of said road, South 44 deg. East 50 feet; thence South 53 deg. East 100 feet; thence South 63 deg. East 133 feet to the beginning, containing 105.1 acres, more or less.

This is improved property known as 7361 River Road Pike, Nashville, Tennessee 37209.

TRACT II (Tax Map 101 00 0 007.00):

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center of River Road, Knight's easterly line at a culvert, thence South 65 deg. 200 feet down the center of a brook; thence at an angle of 90 deg. northwesterly 100 feet to a point; thence North 65 deg. West 200 feet to the center of River Road; thence South with Knight's east line, and with the center of River Road 100 feet, more or less, to the beginning.

This is improved property known as 7379 River Road Pike, Nashville, Tennessee 37209.

Both tracts being the same property conveyed to Robert Sisemore and wife, Norma Sisemore from Johnny R. Barnes, Successor Trustee of the Floyd C. Barnes Personal Trust dated January 7, 2003, by deed of record in Instrument No. 20101004-0079322, Register's office for Davidson County, Tennessee. Robert Sisemore died on March 12, 2012.

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)

