Karen Johnson
Batch # 1290829
06/27/2025 12 21 33 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250627-0050859

THIS INSTRUMENT PREPARED BY.
Southland Law Group, PLLC
216 Centerview Dr #360
Brentwood, TN 37027

NEW OWNER:
The Hedrick Joint Revocable Trust
5136 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
23-115.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Dan Hedrick and spouse Riley Hedrick,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto The Hedrick Joint Revocable Trust, Dan Hedrick, Trustee**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and a portion of the property conveyed to Greg A. Gibson, in DB 9413, Page 308, RODCT, more accurately described according to a survey by Tommy E. Walker, R.L.S. TN Liv. No. 1465 dated September 9, 1994 as follows:

Beginning at an existing concrete monument in the northwesterly margin of Lickton Pike, said monument being the most southerly corner of the herein described tract and a common corner to Lot 1 of the Dorothy M. Haverly property (PB 6200, page 897 RODCT); thence now leaving said margin with the northeasterly line of said Lot 1, North 37 degrees 04' 09" West, 540.20' to an existing iron pin; thence South 57 degrees 46' 40" West, 130.00' to an existing iron pin; thence North 36 degrees 33' 50" West, 685.04' to an existing iron pin in the southerly line of M.E. Link property; thence with said Link North 74 degrees 01' 46" East, 483.39' to an existing iron pipe, said pipe being the most northeasterly corner of the herein described tract and a common corner to B.L. Blaylock (DB 2435, page 611 RODCT); thence with said Blaylock South 31 degrees 17' 18" East, 200.09' to a 12" Hackberry Tree; thence South 33 degrees 51'42" East, 237.08' to a post; thence South 34 degrees 27' 56" East, 110.83, to a set iron pin; thence now leaving said Blaylock with a new line South 57 degrees 46' 50" West, 230.07' to a set iron pin; thence South 37 degrees 05' 24" East, 536.73 feet to a set iron pin in the margin of said Lickton Pike; thence with said margin South 54 degrees 21' 53" West, 60.00' to the point of beginning containing 6.90 acres more or less.

Being the same property conveyed to Dan Hedrick and spouse Riley Hedrick by deed dated February 29, 2012 from Kurt C. Berger of record in Instrument No. 20120302-0018384, Register's Office for Davidson County, Tennessee.

This is improved property known as 5136 Lickton Pike, Goodlettsville, TN 37072.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 26th day of June, 2025.

Dan Hedrick

Riley Hedrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Dan Hedrick and Riley Hedrick** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 26th day of June, 2025.

Notary Public

My Commission Expires: July 7, 2027

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 26th day of June, 2025.

Notary Public

My commission expires: July 7, 2027

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON