THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1295190 DEEDQC
07/08/2025 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250708-0053690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 8th day of July, 2025.

Notary Public **Affiant**
My Commission Expires: 11-08-2027

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Mary Louise Reasonover 299 Kemper Drive South Madison, TN. 37115	Same as new owner.	P/O: 041000076.00

FOR AND IN CONSIDERATION of Fifteen Thousand Dollars ($15,000.00), cash in hand paid, the receipt of which is hereby acknowledged, **SHIRLEY REASONOVER BOYD**, a single person, by these presents does hereby quitclaim and convey unto **MARY LOUISE REASONOVER**, a single person, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated February 7, 2023, and known as Job No. 230009 as follows:

Beginning at an existing concrete monument, the northeast corner of this tract, said point being the southeast corner of Lot 91 on the plan of Kemper Heights Section 2 (BK 2331, pg. 104 R.O.D.C., Tn.) and also being the northwest corner of Lot 28 of Hedgewood Hills, Section 2 (BK 3700, pg. 44 R.O.D.C. Tn.); thence with the westerly line of said Lot 28 S06°28'18"W 185.24' to a tree in a fence; thence leaving Lot 28 and with the line of Phillip W. and Lee Ann Sanders (Bk. 10213, pg.81 R.O.D.C., Tn.) N79°26'08"W 200.69' to an existing iron pin; thence continuing S07°02'38"W 334.69' to an existing iron pin; thence continuing with the same N83°04'33"E 202.59' to an existing iron pin, the southwest corner of the said Lot 28 and also the northwesterly terminus of Foxboro Drive; thence with the westerly terminus of said Drive S05°54'47"W 51.35' to an existing iron pin, the northwest corner of Lot 27 of said Hedgewood Hills Section 2; thence leaving Foxboro Drive and with the line of said Lot 27 S07°45'37"W 224.98' to an iron pin set; thence leaving Hedgewood Hills Section 2 and with the line of Robert J. Wingo (BK 8098, pg. 595 R.O.D.C., Tn.) N83°59'32"W 290.65' to an existing pipe, thence continuing with Wingo and with a fence N83°59'32"W 655.26' to a fence corner; thence continuing with Wingo (fence meanders) N08°25'47"E 719.45' to an existing iron pin; thence

N46°32'38"W 35.53' to an existing iron pin; thence leaving Wingo and with MDHA property (Inst# 201907150069079 R.O.D.C., Tn.) N79°04'19"E 30.94' to an existing iron pin; thence with the line of Andy Phan and Hamg T.Tran (Inst.# 202201050001851 R.O.D.C., Tn.) S83°37'44"E 415.37' to an existing concrete monument at a fence corner, the southwesterly corner of Lot 156 of the said Kemper Heights Section 2; thence, leaving lot 156 and with the line of the Harold E Reasonover et ux property the following calls S06°22'16"W 199.61' to an existing iron pin at a fence corner; thence S84°48'16"E 266.89' to an existing iron pin; thence N07°27'30"W 199.79' to an existing iron pin the southeast corner of Lot 156 of Kemper Heights Section 2 (Bk. 2331, pg.104 R.O.D.C., Tn.) and the southwest terminus of Kemper Drive; thence with the southerly terminus of Kemper Drive S83°41'48"E 49.86' to an existing concrete monument; thence with the southerly line of said Lot 91 of Kemper Heights Section 2 S81°37'37"E 246.99' to the point of beginning, containing 13.61 acres, 592832 Square Feet more or less.

Being a portion of the same property conveyed to Harold E. Reasonover, a (3/5) tenant in common interest, Shirley Reasonover Boyd, a (1/5) tenant in common interest and Judy Reasonover King, a (1/5) tenant in common interest, by Deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 10795, Page 223, Register's Office for Davidson County, Tennessee, which deed is pursuant to a Decree of Chancery Court, in the cause of Richard D. Reasonover, et al., Plaintiffs, and Harold E. Reasonover, et al, Defendants, Case No. 97492-1, and entered by control number 31325. Harold E. Reasonover having since conveyed his (3/5) interest to Harold E. Reasonover and wife, Mary Reasonover by Quitclaim Deed dated September 23, 2013, of record as Instrument No. 20130924-0100302, said Register's Office. The said Harold E. Reasonover having since died, leaving Mary Reasonover as the surviving tenant of the entirety and sole owner of the three-fifths (3/5) interest.

Included in the above-described real property but specifically excluded from this conveyance is the following described real property:

Land in the 11th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated February 7, 2023, and known as Job No. 230009 as follows:

Beginning at an existing iron pin, the northeast corner of this tract, said point being the southwest corner of Lot 28 on the plan of Hedgewood Hills Section 2 (BK 3700, pg. 44 R.O.D.C., Tn.) and also being on the western terminus of Foxboro Drive; thence leaving Lot 28 and with the westerly terminus of said Drive S05°54'47"W 51.35' to an existing iron pin, the northwest corner of Lot 27 of said Hedgewood Hills Section 2; thence leaving Foxboro Drive and with the line of said Lot 27, S07°45'37"W 224.98' to an iron pin set; thence leaving Hedgewood Hills Section 2 and with the line of Robert J. Wingo (BK 8098, pg. 595 R.O.D.C., Tn.) N83°59'32"W 290.65' to an existing pipe, thence continuing with Wingo and with a fence N83°59'32"W 209.35' to an iron pin set; thence leaving Wingo and severing the Reasonover property of which

this is a part N07°45'37"E 224.98' to an iron pin set; thence S85°07'53"E 302.52'to an existing iron pin; thence with the line of the Phillip W. and Lee Ann Sanders (Bk. 19213, pg.81 R.O.D.C., Tn.) property N83°04'33"E 202.59' to the point of beginning, containing 2.72 acres, more or less.

Being part of the same property, conveyed to Harold Reasonover, Shirley R Boyd and Judy R King by deed in Book 10795, page 223 and to Harold and Mary Reasonover by deed of record in Inst # 201309240100302 Register's Office of Davidson County, Tennessee.

Property is subject to a 50' road right of way easement as evidenced in Bk 19213, pg. 81 R.O.D.C., Tn. and subject to an extension of that easement along the northerly property line.

Being a portion of the same property conveyed to Harold E. Reasonover, a (3/5) tenant in common interest, Shirley Reasonover Boyd, a (1/5) tenant in common interest and Judy Reasonover King, a (1/5) tenant in common interest, by Deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 10795, Page 223, Register's Office for Davidson County, Tennessee, which deed is pursuant to a Decree of Chancery Court, in the cause of Richard D. Reasonover, et al., Plaintiffs, and Harold E. Reasonover, et al, Defendants, Case No. 97492-1, and entered by control number 31325. Harold E. Reasonover having since conveyed his (3/5) interest to Harold E. Reasonover and wife, Mary Reasonover by Quitclaim Deed dated September 23, 2013, of record as Instrument No. 20130924-0100302, said Register's Office. The said Harold E. Reasonover having since died, leaving Mary Reasonover as the surviving tenant of the entirety and sole owner of the three-fifths (3/5) interest.

Also being a portion of the same property conveyed to Mary Louise Reasonover by quitclaim deed from Judy R. King or record in Instrument No. 20230309-0017148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Reasonover Boyd by quitclaim deed from Mary Louise Reasonover of record in Instrument No. 20230809-0061781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations, (3) taxes that have been assumed by the Grantee herein.

Witness my hand this 23rd day of June, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

Shirley Reasonover Boyd
SHIRLEY REASONOVER BOYD

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Georgia
COUNTY OF Catoosa

Personally appeared before me, Cheyenne Phillips a Notary Public in and for said County and State, **SHIRLEY REASONOVER BOYD**, the within named bargainor, 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 official seal at Fort Oglethorpe GA, this the 23 day of June, 2025.

Cheyenne Phillips
NOTARY PUBLIC

My Commission Expires: 11/6/27

CHEYENNE PHILLIPS
NOTARY PUBLIC
MY COMMISSION EXPIRES
NOVEMBER 06, 2027
CATOOSA COUNTY, GEORGIA

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/23/2025 [DATE].

AFFIANT SIGNATURE

6/23/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

