This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd , Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch # 1302856 DEEDQC
07/28/2025 11 05 02 AM 4 pgs
Fees $17 00 Taxes $0 00
20250728-0059332

New Owner:	Send Tax Bill:	Map/Parcel
Cathy D. Sewell, Trustee of the Cathy D. Sewell Revocable Living Trust dated July 1, 2025, and any amendments thereto 7820 Ridgewood Road Goodlettsville, TN 37072	Same as new owner	Davidson - 005 00 0 005.00 Robertson - 138-063.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Cathy D. Sewell
AFFIANT

Sworn to and subscribed before me this 1st day of July 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CATHY SEWELL**, a single woman (Grantor), by these present do hereby quitclaim and convey unto **CATHY D. SEWELL, TRUSTEE OF THE CATHY D. SEWELL REVOCABLE LIVING TRUST DATED JULY 1, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson and Robertson County, Tennessee.

Land located in Davidson and Robertson County, located in the l4 (formerly the)4' Civil District) of Davidson County, Tennessee, and la the 16' Civil District of Robertson County, Tennessee., being a westerly part of a tract of land conveyed to James R. Hale, ct al, and being further described as the tract conveyed to MB. Head and wife, Mable Head,

by deed from James R. Hale, et ux, as of record in Deed Book 520, page 20, Register's Office for Davidson County, Tennessee. Said tract of land is described as follows:
BEGINNING at a sycamore on the south side of the original beginning corner of a 640 acre tract formerly belonging to Thomas Hogg, running thence with an old line, South 87 poles to a stake; thence East 160 poles to a stake, thence North 87 poles to a stake, and about 20 feet east of a white oak; thence West 160 poles to the beginning, containing by estimation 87 acres, more or less, according to an unrecorded survey made by Boone Denton, Surveyor and the same being as above stated the westerly half CA) of a tract of land conveyed to James Hale. Johnnie Hale, M.S. Head and Mable Head by Deed Book 554, page 129, Register's Office for Davidson County, Tennessee.

EXCLUSION:
INCLUDED in the above described tract of land but specifically EXCLUDED from this conveyance is the following described tract conveyed to Lawton Hicks and wife, Kathy Hicks, in Book 6241, page 245, Register's Office for Davidson County, Tennessee. and described as follows, to-wit,
Land in the 10, formerly the 24", Civil District of Davidson County, Tennessee, and described according to a survey by John D. Sprouse, Surveyor, (License No. 957) dated November 21, 1983, as follows:
BEGINNING at art iron pin being the northeast corner of Buford, Miltand and Garland Towns, appearing of record in Deed Book 1132, page 236, in the Register's Office in Davidson County, Tennessee, the northwest comer of Georgia E. Vance, et vir, appearing of record in Deed Book 5949, page 739, said Register's Office, and being the southwest corner of Ernest N. And Joseph R. Adcock appearing of record in Deed Book 5712, page 795, Register's Office for Davidson County, Tennessee, and continuing as follows: thence with the line of said Vance, South 81 degrees 24 minutes 26 seconds East, passing an iron pin being a comer to said Vance and George W. Lawrence, in all 630.00 feet to an iron pin being the southeast corner of this tract of land; thence with a new line, North 25degrces 05 minutes 59 seconds West, 1,163.42 feet to an iron pin in Lawton Hicks easterly line, appearing of record in Deed Book 5912, page 502, Register's Office for Davidson County, Tennessee, and being the most northerly point of this tract of land, thence with the line of said Hicks, South 7 degrees 40 minutes 54 seconds West, 968 12 feet to the point of beginning, containing 7.00 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated November 21, 1983.
EASEMENT:
There is also hereby conveyed at Easement for ingress and egress, described follows, to wit;
EASEMENT TRACT I:
A certain parcel or tract of land located in the 2"6 (formerly 14th Civil District of Davidson County, Tennessee, said parcel constituting a 50-foot wide permanent ingress/egress easement granted for the benefit of Ernest N. Adcock, his heirs. successors and assigns, the centerline of which is more particularly described as follows: Beginning at a spike in the centerline of the existing pavement of Riley Adcock Road at a point 40 feet North of the southern terminus of said pavement; thence with a curve to the right having a radius of 126.07 feet, for a distance of 58.90 feet to an iron pin; thence with a curve to the left having a radius of 61.49 feet for a distance of 55,82 feet to a point in the centerline of Sycamore Creek, the line between Davidson County and Robertson County, Tennessee, The foregoing description defines an easement from station 0 + 00 to station 1 4 14.72 for a total distance of 114.72 linear feet and being across a portion of the property

conveyed to Frank Adcock as recorded in Book 2858, page 89, Register's Office for Davidson County, Tennessee
INCLUDED herewith but EXCLUDED from this easement is that portion of the ingress and egress easement presently occupied by Riley-Adcock Road, a public roadway.
EASEMENT - TRACT 2:
A certain parcel or tract of land located ın the 16th Civil District of Robertson County, Tennessee, said tract or parcel constituting a 50-foot Wide permanent ingress/egress easement granted for the benefit of Ernest N. Adcock, heirs successors, and assigns, the centerline of which is more particularly descrıbed as follows: Beginning at a point in the centerline of Sycamore Creek, saıd point being in the boundary line between Davidson County and Robertson County, Tennessee: thence with a curve to the right having Et radius of468.34 feet, for a distance of 90,77 feet to an iron pin; thence South 38 degrees 05 minutes 39 seconds East, 190.44 feet to an iron pin; thence wıth a curve to the rıght havıng a radius of 249.3g feet, for a distance of 98.69 feet to an iron pin: thence South 31 degrees 40 minutes 15 seconds East, 2,19 feet to an iron pin in the centerline of a gate in the Ernest N. Adcock boundary line. The foregoing description defines an easement from station 1 + 14 72 to station 4 96.80 for a total dıstance o1382.08 linear feet and being across a portion of the Reba F. Harris property of record in Deed Book 173, page 259, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cathy D. Sewell, by deed from Tracy Butler, of record in Instrument No. 20070924-0113513, Register's Office for Davidson County, Tennessee, and in Book 1223, Page 535, Register's Office for Robertson County, Tennessee.

This is improved a property, known as 8212 Riley Adcock Road, Joelton, TN 37080.

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

WITNESS MY HAND this 1st day of July, 2025.

By: Cathy Sewell
CATHY SEWELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy Sewell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 1st day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 3/7/29

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029