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 3 pgs
Fees $17 00 Taxes $0 00
20250728-0059333

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	009 00 0 199.00

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 D. 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 County, Tennessee.

Land in the Second Civil District of Davidson County, Tennessee, being a portion of the property of Lewis F. Durocher, Jr. and wife, Elna D. Durocher, as of record in Book 2043, page 28, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on the northern margin of Ridgewood Road said point being the southeast corner of the property of Carrie B. and Janice M Gibson (as of record in Deed Book 7239, page 857, Register's Office for said County), and the southwest corner of this tract; thence leaving said road margin with line of Gibson, N. 42 deg. 05' 22" E 611.60 feet to an iron pin; thence with line of Gibson, N. 42 deg. 03' 36" W 143.04 feet to an iron pin; thence with line of Gibson, N 12 deg 43' 34", W. 205.63 feet to an iron pin at a 24" Beech tree on a branch; thence with branch, N 42 deg 30' 57" E. 235.72 feet to an iron pin at a 16" hickory tree; thence with branch, N. 44 deg 57' 29" E 227.30 feet to an iron pin at a 18" Beech tree; thence with branch, N. 38 deg. 44' 21" E 257.05 feet to an iron pin at a 24" Beech tree; thence with branch, N. 29 deg. 54' 05" E. 289.05 feet to an iron pin at a 15" hackberry tree; thence with branch, N. 20 deg. 54' 00" E. 160.00 feet to the center of Sycamore Creek; thence with the center of Sycamore Creek for the next ten calls: S. 66 deg. 11' 28" E. 207.84 feet; S. 49 deg 13' 37" W. 147.98 feet; S. 34 deg 02' 13" E. 50.22 feet, N 87 deg. 12' 21" E. 250.93 feet; N 00 deg. 06' 15" W. 32.50 feet, N. 77 deg. 39' 18" E. 415.00 feet; N. 85 deg. 17' 07" E. 151.58 feet; S. 30 deg. 19' 40" E. 82.97 feet; S. 05 deg. 41' 39" E. 97.15 feet, S. 01 deg 44' 19" E. 344.20 feet to a point in the center of Sycamore Creek; thence leaving said Creek at Branch intersection, S. 61 deg. 38' 30" W. 75.26 feet to an iron pin; thence, N 85 deg. 58' 46" W. 177.51 feet to an iron pin, thence, S. 55 deg. 34' 10" W. 472.13 feet to an iron pin; thence, S. 26 deg. 26' 31" E.100.00 feet to an iron pin on the eastern bank of a branch; thence, with said branch, S 48 deg. 22' 34" W. 478.00 feet to an iron pin on the eastern bank; thence leaving said branch, N. 55 deg.16150" W 374.94 feet to an iron pin at a 24" Red Oak tree; thence, S. 39 deg. 07' 07" W. 329.65 feet to an iron pin; thence, S. 79 deg. 54' 23" W. 119.20 feet to an iron pin, thence, S. 38 deg. 36' 54" W. 523.27 feet to an iron pin on the northern margin of Ridgewood Road; thence with the margin of said road in a curve to the right, having a delta of 02 deg. 39' 28", a radius of 1407.685 feet, length of 65.298 feet, chord bearing of N. 18 deg. 11' 27" W. 65.29 feet to the point of beginning, containing 26.94 acres, more or less, as surveyed by R. L Montoya Land Surveying, Inc., dated April 2, 1993.

Being the same property conveyed to Cathy D. Sewell, by deed from Robert Moon and wife, Annette Moon, of record in Instrument No.· 20050802-0090417, Register's Office for Davidson County, Tennessee.

This is improved property known as 7820 Ridgewood Road, Goodlettsville, TN 37072

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

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

By: Cathy D. Sewell

CATHY D. 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 D. 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