Karen Johnson Davidson County
Batch# 1311713 DEEDQC
08/19/2025 12:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250819-0066227

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 14th day of August, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills To:	Map-Parcel numbers:
Brittney Dawn Harden and Bradley Phillip Sturdivant, Trustees 5955 Pettus Road Antioch, TN 37013	SAME	181 00 0 028.00 174 00 0 071.00 173 00 0 021.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Conni Gail Sturdivant**, hereby remises, releases and quitclaims all of her right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Brittney Dawn Harden and Bradley Phillip Sturdivant, Trustees of the Sturdivant Family Trust dated August 14, 2025**, and to their

successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of August, 2025.

Conni Gail Sturdivant

Conni Gail Sturdivant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Conni Gail Sturdivant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of August, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A
Legal Description

5955 Pettus Road, Antioch, TN 37013 (181 00 0 028.00)

Land in Davidson County, Tennessee, described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the westerly margin of Pettus Road, said iron pin being 320.00' as measured northwardly along the westerly margin of said road from the northerly line of the Jesse M. Wisener property of record in Deed Book 4555, Page 147, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of said Pettus Road N. 84° 22' 38" W. 1658.29' to an iron pin; thence S. 6° 18' 16" W. 472.28' to an iron pin, said iron pin being in the line of the Dorothy C. Smith property of record in Deed Book 4256, Page 594, Register's Office for Davidson County, Tennessee, and also being in a fence line; thence with Smith's line and a fence N. 83° 55' 54" W. 396.06' to an iron pin; thence leaving Smith's line and a fence N. 5° 35' 26" E. 634.98' to an iron pin, said iron pin being the northwest corner of this tract; thence S. 84° 08' 48" E., 2088.79' to an iron pin, said iron pin being on the westerly margin of aforesaid Pettus Road; thence with the margin of Pettus Road the following 3 calls: S. 13° 30' 24" W. 25.87' to an iron pin; thence S. 16° 31' 36" W. 122.24' to an iron pin; thence S. 14° 16' 11" W. 11.89' to the point of beginning, containing 12.01 acres, more or less.

Being the same property conveyed to John P. Sturdivant and wife, Conni G. Sturdivant, by deed from W.H. Wisener and wife, Peggy P. Wisener, of record in Book 9624, Page 269, Register's Office for Davidson County, Tennessee.

Conni G. Sturdivant is one and the same person as Conni Gail Sturdivant.

John P. Sturdivant died August 13, 2019.

This is improved property known as 5955 Pettus Road, Antioch, TN 37013.

5824 Pettus Road, Antioch, TN 37013 (174 00 0 071.00)

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a corner post in the easterly margin of Pettus Road said corner post being the common corners of Forrest B. Smith property and property described herein; thence along said fence easterly 951 feet ± to a corner post, thence south 4 degrees 45 minutes west a distance of 253 feet to a corner post; thence north 87 degrees 41 minutes west 943 feet to a post in the easterly margin of Pettus Road; thence north 5 degrees 10 minutes east 200 feet to the point of beginning; containing 4.86 acres, more or less.

Being the same property conveyed to Connie Sturdivant by deed from David M. Smythe, Substitute Trustee, of record in Book 11151, Page 361, Register's Office for Davidson County, Tennessee.

Conni Gail Sturdivant is one and the same person as Connie Sturdivant.

This is improved property known as 5824 Pettus Road, Antioch, TN 37013.

14663 Old Hickory Boulevard, Antioch, TN 37013.
(173 00 0 021.00)

A certain lot or parcel of land situated, lying and being in the 5th, formerly the 7th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

BEING part of the H. H. Stone Lands, designated as parts of Tracts Nos. 4 and 4C on a copy of a survey made November 28, 1947, by John D. Kerr, Surveyor, and described partly according to a survey made by George W. Watkins, Surveyor, August 7, 1956.

BEGINNING in the center of Old Hickory Boulevard at the northeast corner of the property conveyed to Alex Arnold Lee and wife by deed from Hugh A. Scott and wife of record in Book 2857, page 461, Register's office for said County; thence with said Lee's eastern boundary line south 4 ° 15' E. 658.5 feet; thence north 55 ° 15' east 293.5 feet to an elm and stump; thence north 15° 45' east 1,191 feet to a point in Old Hickory Boulevard; thence with said Boulevard south 86° west 436 feet, south 66° west 156.5 feet and south 55 1/2° west 146.1 feet to the beginning, however, there is specifically excluded in this conveyance that portion or parcel of land conveyed to John R. Sturdivant and wife, Marilyn Tate Sturdivant, by Installment Deed dated April 9, 1965, of record in Book 3879, page 697, Register's Office for said County, a description of which portion or parcel of land is described therein.

Being the same property conveyed to John Phillip Sturdivant and wife, Connie Gail Sturdivant by deed from John R. Sturdivant of record in Instrument No. 20030519-0067766, Register's Office for Davidson County, Tennessee.

Connie Gail Sturdivant is one and the same person as Conni Gail Sturdivant.

John Phillip Sturdivant died August 13, 2019.

This is improved property known as 14663 Old Hickory Boulevard, Antioch, TN 37013.

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 August 14, 2025.

08/19/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

