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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 25 day of July, 2025.

Notary Public

Affiant

My Commission Expires: 03/06/2029

PARROUSH AHMED
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1313760 DEEDQC
08/22/2025 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250822-0067498

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Tracy L. Austin 6221 Lickton Pike Goodlettsville, TN 37072	312 Timber Lane Lebanon, TN 37087	017 00 0 216.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOHN CHARLES NEFF, a widow**, by these presents does hereby quitclaim and convey unto **TRACY LYNNE AUSTIN, a/k/a TRACY LYNNE McLEROY**, and their successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being described according to a survey of E. F. Luther, Jr., dated February 4, 1974, and revised March, 1974.

Beginning at a point in the southerly margin of Lickton Pike; thence with the southerly margin of Lickton Pike South 79° 15' West 50 feet to a point in said margin; thence leaving said margin in a generally southerly direction a distance of 15 feet; thence South 35° West 357.1 feet to a point where Shane Fork Creek and tributary thereof intersect; thence South 6° 30' East 127.5 feet to a point in the center line of said Creek; thence South 15° 30' West 133.5 feet to a 14-inch Beech; thence South 31° 30' East 123.5 feet to a 10-inch Walnut; thence South 9° 30' East 128.3 feet to a concrete monument; thence South 4° East 211.0 feet to a point, said point being near the easterly bank of said Creek; thence South 17° 30' East 500.0 feet to a pillar of rock; thence North 38° 30' East 401.5 feet to a point; thence North 70° 30' West 71 feet to a point; thence North 62° 30' West 132 feet to a point; thence North 43° 30' West 86 feet to a point; thence North 31° 30' West 88 feet to a point; thence North 36° West 151 feet to a point; thence North 35° West 154 feet to a point, thence North 33° 30' West 301 feet to a point; thence North 16° West 93 feet to a point; thence North 10° West 54 feet to a point; thence North 41° East 237 feet to a point of beginning containing 9.95 acres more or less.

Being part of the property conveyed to Glenn I. Hockney by the following deeds, all of which are of record in the Register's Office for Davidson County, Tennessee: Book 4796, page 961; Book 4730, page 276; Book 4728, page 505; Book 4730, page 278; Book 4796, page 959, and Book 4798, page 772.

Being the same property conveyed by Glenn I. Hockney, unmarried, to Charles E. McLeroy and wife, Patricia L. McLeroy, of record in Book 4801, page 139, Register's Office for Davidson County, Tennessee.

All right, title and interest in said real property was divested from Charles E. McLeroy and vested in fee to Patricia L. McLeroy by Final Decree entered on August 4, 1978, in the Fourth Circuit Court for Davidson County, Tennessee under Docket No. 88678, certified copy of record in Record Book 5891 Page 886, said Register's Office.

The said Patricia Lawrence having since died intestate on or about September 25, 2024, leaving John Charles Neff and Tracy Lynne Austin, a/k/a Tracy Lynee McLeroy as her surviving heirs at law. For further reference, see Affidavit of Heirship of record in Instrument No. ___202508220067497_____, said Register's Office.

The said Patricia L. McLeroy is one and the same person as Patricia Lawrence.

This is improved property commonly known as: 6221 Lickton Pike, Goodlettsville, TN 37072

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

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.

Witness my hand this 25 day of July 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

JOHN CHARLES NEFF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Parroush Ahmed, a Notary Public in and for said County and State, **JOHN CHARLES NEFF,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville [City], Tennessee this the 25 day of July, 2025.

NOTARY PUBLIC

PARROUSH AHMED
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/25/25.

Affiant Signature – Joshua A. Terry

8/22/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 8/22/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27