This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1318169 DEEDQC
09/04/2025 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070760

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Michael Hilton Robinson & Kirstie Dette Robinson (NAME)	Same as New Owner (NAME)	P/O 017 00 0 165.00
5048 Whites Creek Pk (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James L. Root** Grantor(s), does hereby quitclaim and convey unto **Michael Hilton Robinson and Kirstie Dette Robinson, husband and wife,** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

See Attached Exhibit "A"

Being a portion of the same property conveyed to James L. Root and Judy Root, husband and wife by Warranty Deed dated May 18, 2017 from Glenda Lee Chrisman and Gina Lee Treadway and Jonathan Allen Treadway and Lauren E. Wilson and OSI Holdings, LLC, recorded May 23, 2017 as Instrument Number 20170523-0051096, in the Register's Office for Davidson County, Tennessee.

Judy Root having since died March 1, 2021 vesting the property in James L. Root as surviving tenant by the entirety.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is unimproved Property known as: 0 Brick Church Pike Goodlettsville, Tennessee 37072

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 29th day of August, 2025.

Affiant

My commission expires: 1/30/29
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 29th day of August, 2025.

James L. Root

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of August, 2025, before me personally appeared, James L Root, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 29th day of August, 2025.

Notary Public

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 4.22.29

Exhibit "A"

Property Description

19.79 acres

Being a tract of land in the 10th Council District of Davidson County Tennessee and that property conveyed to James L. Root DB-20170523 0051096 R.O.D.C.T.; and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 08/10/25 as follows:

Beginning at an existing iron pin in the southerly margin of Brick Church Pike, said pin being a common corner to James L. Root DB- 20121023 0096986 R.O.D.C.T. and the most northeast corner of herein described tract; Thence now leaving said margin with the line of said Root S 11°48'14"W 340.00 feet to a set iron pin; Thence now leaving said Root with new lines for the next 5 calls: S 87°56'01"W 264.67 feet to wood post; Thence S 51°54'42"W 273.40 feet to 20" Hackberry Tree; Thence S 67°52'11"W 304.42 feet to a set iron pin; Thence S 87°14'03"W 315.00 feet to a set iron pin; Thence S 53°25'40"W 348.73 feet to a set iron in the easterly line of Keith Wright DB- 20140923 0087391 R.O.D.C.T.; Thence with said Wright N 31°45'54"W 363.19 feet to an existing iron pin in the southerly line of Patsy Newman Reese QCD- 20221121 0123272 R.O.D.C.T.; Thence now leaving said Wright with said Reese for the next 2 calls: N 59°07'33"E 109.67 feet to an existing iron pin; Thence N 12°39'16"E 45.27 feet to an existing iron pin, said pin being a common corner to Catherine L. Canlas DB- 20210716 0095686 R.O.D.C.T.; Thence now leaving said Reese with said Canlas for the next 4 calls: N 62°34'19"E 45.19 feet to an existing iron pin; Thence N 64°52'55"E 265.36 feet to an existing iron pin; Thence N 75°01'53"E 52.29 feet to an existing iron pin; Thence N 18°42'43"W 363.59 feet passing through a witness pin at 338.97 feet to a point in the center of Brick Church Pike; Thence now leaving said Canlas with the centerline for the next 2 calls: N 74°19'11"E 125.78 feet to a point; Thence with a curve to the right having a radius of 1495.00 feet and having a chord bearing and chord of N 77°39'18"E 173.95 feet to a point; Thence now leaving the centerline of Brick Church Pike S 09°00'35"E 20.00 feet to a point in the southerly margin of Brick Church Pike; Thence with the southerly margin of Brick Church Pike for the next 4 calls: thence with a curve to the right having a radius of 1475.00 feet and having a chord bearing and chord of N 82°54'34"E 98.80 feet to a point; Thence N 84°49'44"E 222.57 feet to a point; Thence with a curve to the right having a radius of 897.41 feet and having a chord bearing and chord of S 84°30'41"E 332.00 feet to a point; Thence S 73°40'22"E 369.36 feet to the point of beginning containing 19.79 acres.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/29/25 (date of document).

Affiant Signature

8/29/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 29th day of August, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29