THIS DOCUMENT PREPARED BY:

ANNA E. VASQUEZ
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 1324653 DEEDQC
09/22/2025 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250922-0075505

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE.

Nancy L. Gullette
Affiant

Subscribed and sworn to before me, this 22ND day of September, 2025.

Lindsay Hamada
Notary Public
My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

This transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i).

Address of new owner:	Send Tax Bills to:	Map & Parcel Number
Nancy L. Gullette 7730 Strawberry Hill Road Goodlettsville, TN 37072	SAME	009 00 0 085.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ricky W. Gullette, hereinafter called the Grantor, for the purpose of terminating a tenancy by the

entirety between the Grantor and the Grantor's spouse, Nancy L. Gullette, pursuant to Tenn. Code Ann. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Nancy L. Gullette, hereby remises, releases and quitclaims unto Nancy L. Gullette, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee being more particularly described on Exhibit A attached hereto and incorporated herein by 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 22ND day of September, 2025.

Ricky W. Gullette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky W. Gullette, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22ND day of September, 2025.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the First Concilmanic District in Nashville, Davidson County, Tennessee and being Lot 1 of the Gregory Subdivision as of record in Plat Book 9700, Page 449 in the Register's Office of Davidson County and belonging to Thomas Gayle Gregory and wife, Katherine Arene Gregory as of record in Deed Book 3961, Page 240 and in Deed Book 9241, Page 115 in the Register's Office of Davidson County and being more particularly described as follows;

BEGINNING at an iron rod being the southeast corner of this lot and being on the northern right of way of Strawberry Hill Road and being on the eastern right of way of Winding Ridge Road; thence with the eastern right of way of Winding Ridge Road, N 48 deg. 46'59" W, 177.88 feet to an iron rod; thence N 25 deg. 36'05" W, 248.95 feet to an iron rod; thence N 28 deg. 09'35" W, 97.13 feet to an iron rod; thence leaving said right of way, S 52 deg. 44'05" E, 16.51 feet to an iron rod; thence S 81 deg. 20'55" E, 514.54 feet to an iron rod and being the northeast corner of this lot and being the northwest corner of Lot 2; thence with the western property line of Lot 2, S 09 deg. 00'53" W, 261.96 feet to an iron rod being the southeast corner of this lot and the southwest corner of Lot 2 and being on the northern right of way of Strawberry Hill Road; thence with said right of way and with a curve to the left having a radius of 192.27 feet, a delta angle of 42 deg. 24'38" and an arc length of 142.32 feet to an iron rod; thence continuing with said right of way, S 43 deg. 54'31" W, 59.26 feet to the POINT OF BEGINNING and containing therein 2.09+/- acres (126.315+/- square feet) .

Being the same property conveyed to Ricky W. Gullette and wife, Nancy L. Gullette, by deed from Thomas Gayle Gregory and wife, Katherine Arene Gregory, of record in Deed Book 10591, Page 702, as corrected in Deed Book 10741, Page 383, Register's Office for Davidson County, Tennessee.

This is improved property known as 7730 Strawberry Hill Road, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Anna E. Vasquez, 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 September 22, 2025.

09/22/25
Date

Anna E. Vasquez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

