Karen Johnson
Batch # 1329465
10/02/2025 09 38 54 AM
Fees $18 00 Taxes $410 70
Davidson County
DEEDQC
3 pgs
20251002-0078473

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $111,000.

Lillian Yvonne Bryan
Affiant

NICHOLAS PERENICH, JR · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

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

Notary Public _____ My Commission Expires: 3/6/28

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner.	Send Tax Bills to	Parcel ID:
Paul Gregory Hassell	New Owner	089 00 0 011 00
7537 River Road Pike		And
Nashville, TN 37209		089 00 0 016 00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lillian Yvonne Bryan, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Paul Gregory Hassell hereinafter called the Grantee(s), his successors, and assigns, all Grantor'(s) interest in certain parcels of land in Davidson County, Tennessee, described as follows·

Tract 1:

A parcel or tract of land in the 8th Civil District of said County on the River Road and being part of a 145 66 acre tract of land described in deed from Mrs Mannie Rucker and others to Carsie Sircy and wife, Willie C Sircy of record in Book 1194, page 12, Register's Office for said County described according to a survey by S Hutchison March 4, 1961, as follows·

Beginning at a Beech, a corner is Carsie Sircy's and Granville Barnes' line and proceeding thence with a fence and their line as follows· North 82 degrees east 9 4 poles to a stake, formerly a beech, north 64 degrees east 6 poles to a beech; thence with Carsie Sircy's and E W Upchurch's line as follows: north 58 degrees east 12.4 poles to a beech tree, south 83 degrees east 12 4 poles to a hickory tree; south 80 degrees E 8 28 poles to a cherry stump, north 89 degrees east 15.2 poles to a hackberry tree, thence leaving fence and the Upchurch line going as follows: north 20 degrees west 17.8 poles to a sugar tree; north 41 degrees 30 minutes west 13.2

poles to a shaley bark hickory tree, north 43 degrees 30 minutes west 34 poles to a large cedar tree; north 74 degrees 30 minutes west 12 poles to a shaley bark hickory tree, south 87 degrees 30 minutes west 23 5 poles to a point in a 25 foot private driveway leading to and from Carsie Sircy's home and the River Road, stake in line of east margin of said driveway, thence with the center of said driveway as follows. south 8 degrees west 19 8 poles, south 44 degrees 30 minutes west 10 poles; south 32 degrees west 6 5 poles, south 20 degrees west 6 poles; south 12 degrees west 6 poles; south 7 degrees west 12 5 poles to a point in the Old River Road, and on the margin of the New River Road, thence with Granville Barnes' line south 82 degrees east 32 poles, more or less, to the point of beginning. containing 23 acres. more or less

Tract 2:

Land in Davidson County. Tennessee, being Tract 5 as described according to a survey by J Bruce Rainey. Surveyor #823. dated March 31. 1983 and known as Job No. 83-027 as follows:

Beginning at an iron pin set of the easterly margin of River Road, said point of beginning being the Northwest corner of this tract and also being the Southwest corner of the A G Sircy land of record in Deed Book 2879, page 177, R O.D.C., Tennessee; thence with Sircy's line S 82 degrees 9 minutes 32 seconds E 110.35 feet to an iron pin; thence N 8 degrees 37 minutes 0 seconds E 79.41 feet to an iron pin, thence leaving said A G Sircy's line N 88 degrees 19 minutes 9 seconds E 504 55 feet to an iron pin set in the center of a joint use drive, thence with the center of the said drive and with the line of Ernest W. Hassell, Jr land of record in Deed Book 3185, page 84. R.O D C , Tennessee, the following calls· S 8 degrees 17 minutes 54 seconds W 159 84 feet to an iron pin, thence S 5 degrees 14 minutes 25 seconds W 86 14 feet to an iron pin, thence S 0 degrees 39 minutes 3 seconds E 51 30 feet to an iron pin, thence S 12 degrees 12 minutes 12 seconds W 32 10 feet to an iron pin, thence S 36 degrees 24 minutes 50 seconds W 48.04 feet to an iron pin, thence S 57 degrees 4 minutes 6 seconds W 67 37 feet to an iron pin; thence S 42 degrees 2 minutes 52 seconds W 72.51 feet to an iron pin; thence S 32 degrees 6 minutes 48 seconds W 72.25 feet to an iron pin; thence S 24 degrees 51 minutes 21 seconds W 73 60 feet to an iron pin, thence S 16 degrees 59 minutes 55 seconds W 72 91 feet to an iron pin; thence S 9 degrees 35 minutes 53 seconds W 71.55 feet to an iron pin; thence S 6 degrees 20 minutes 22 seconds W 149 14 feet to an iron pin set on the margin of River Road; thence leaving the said drive and with the margin of River Road as follows N 44 degrees 11 minutes 3 seconds W 88 08 feet to an iron pin, thence N 35 degrees 4 minutes 54 seconds W 132.50 feet to an iron pin, thence N 33 degrees 4 minutes 53 seconds W 188 23 feet to an iron pin, thence N 33 degrees 50 minutes 30 seconds W 180 72 feet to an iron pin, thence N 8 degrees 51 minutes 11 seconds E 197 86 feet to an iron pin. thence N 19 degrees 4 minutes 20 seconds W 75.79 feet to an iron pin. thence N 82 degrees 9 minutes 32 seconds W 5.00 feet to an iron pin; thence N 8 degrees 25 minutes 4 seconds E 86.88 feet to the point of beginning, containing 8.00 acres, more or less

Being the same property conveyed to Sharon Elaine Lester, Lillian Yvonne Bryan, Pamela Ruth Sutton and Paul Gregory Hassell from Sharon Elaine Lester, Personal Representative of the Estate of Ernest William Hassell, Jr of record in·

Document # 20251002-0078471. Davidson County Register of Deeds

This is improved property. known as 7537 River Road Pike, Nashville, TN 37209 and unimproved property known as E SIDE RIVER RD PK N OF OLD CHARLOTTE PK

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

WITNESS my hand on the date below

Lillian Yvonne Bryan
Lillian Yvonne Bryan

9/25/2025
Date

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lillian Yvonne Bryan, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand, at Nashville, TN this 25 day of Sept, 2025.

Notary Public

My Commission Expires: 6/3/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY