Karen Johnson Davidson County
Batch# 1330311 DEEDQC
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Fees: $27.00 Taxes: $0.00
20251003-0079188

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lucky 23 Trust **1884 Union Hill Road** **Nashville, TN 37072**	**017-00-0-359.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DONNA W. HADLOCK** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **LUCKY 23 TRUST U/T/A DATED** October 1, **2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Property #1:

Property located at 1884 Union Hill Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 10.00 and all of parcel 359.00 on Davidson County Property Map 17 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN R.L.S. #2395, dated May 25, 2018 and known as Job No. 18039, as follows:

Tract 1:

Beginning at an existing iron pin in the northerly right-of-way of Union Hill Road at the Southeast corner of the herein-described tract. Said pin being the Southwest corner of the Robert E. Frey property (Map 17 Parcel 9) of record in D.B. 20061204-0149181, R.O.D.C., TN. Said beginning pin also being located approximately 2,138 feet in a southwesterly direction from the intersection of Greer Road. Thence, from said point of beginning, along the northerly right-of-way of union Hill Road, 25 feet from the center, with a curve right having a radius of 403.44', a chord bearing and distance of N 84°16'37" W – 100.67' and an arc length along said curve of 100.93' to a point; Thence, N 78°40'00" W – 121.53' to a point; Thence with a curve left having a radius of 325.00', a chord bearing and distance of N 86°16'08" W – 85.94'

and an arc length along said curve of 86.20' to an iron pin set at the Southwest corner of the herein-described tract. Said pin also being the Southeast corner of Tract 2 of this same survey. Thence, leaving the northerly right-of-way Union Hill Road, with a new line severing the Donna Hadlock property of which this is a part, and with the easterly line of Tract 2, N 13°33' 46" W – 507.26' to an iron pin set; Thence N 00°23'01" W -324.72' to an iron pin set; Thence N 03°43'27" W – 924.65' to an iron pin set at the Northwest corner of the herein-described tract. Said pin also being Northeast corner of Tract 2 and being in the southerly line of the Tennessee District Council of the Assemblie of God, Inc. property (Map 17, Parcel 18) of record in D.B. 5410, Pg. 395, R.O.D.C., TN. Thence leaving the line of Tract 2, with the southerly line of the Tennessee District Council of the Assemblies of God, Inc., S 87°47'37" E – 532.50' to an existing iron pin at the Northeast corner of the herein-described tract and the Northwest corner of the Teresa Marie Smiley property (Map 17 Parcel 291) of record in D.B. 7349, Pg. 6, R.O.D.C., TN. Thence leaving the line of the Tennessee District Council of the Assemblies of God, Inc., along the westerly line of Smiley and Frey, S 00°30'00" E – 1648.05' to the Point of Beginning, containing 14.85 acres.

Property #2:

Property located at the north side of Union Hill Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 10.00 on Davidson County Property Map 17 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. # 2395, dated May 25, 2018 and known as Job No. 18039, as follows:

Beginning at an iron pin set at the Southwest corner of the herein-described tract, and in the easterly line of the Deborah Love Armour property (Map 16 Parcel 85) of record in D.B. 10875, Pg. 979, R.O.D.C. Said beginning point being located N 00°47'27" W – 574.39' from an iron pin in the northerly right-of-way of Union Hill Road at the Southwest corner of the Deborah Love Armour property, which is located approximately 2,690 feet in a southwesterly direction from the intersection of Greer Road.

Thence, from said point of beginning, along the easterly line of Armour, N 00°47'27" W – 1152.98' to an existing iron pin at a fence corner. Said pin being Northwest corner of the herein-described tract and the Northeast corner of Armour and being in the southerly line of the Tennessee District Council of the Assemblies of God, Inc. property (Map 17 Parcel 18) of record in D.B. 5410, Pg. 935, R.O.D.C., TN. Thence, leaving the line of Armour, with the southerly line of the Tennessee District Council of the Assemblies of God, Inc., S 87°47'37" E – 88.00' to a new iron pin set at the Northeast corner of the herein-described tract and the Northwest corner of Donna Hadlock. Thence, leaving the line of the Tennessee District Council of the Assemblies of God, Inc., with the westerly line of Donna Hadlock, S 03°43'27" E – 924.65'

to an iron pin set; Thence S 00°23'01" E -224.95' to an iron pin set; Thence S 89°12'33" W – 133.60' to the point of beginning, containing 3.06 acres.

Being the same property conveyed to DONNA W. HADLCOK by deed from JAMES WILKES and GLYNDA WILKES of record in Instrument No. 20210625-0086752 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1884 Union Hill Road, Goodlettsville, Davidson County, Tennessee 37072.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 1st day of October, 2025.

GRANTOR:

Donna W. Hadlock

DONNA W. HADLOCK

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **DONNA W. HADLOCK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of October, 2025.

Christina Baker
NOTARY PUBLIC

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8.20.28

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2025.

Christina Baker
NOTARY PUBLIC
My Commission Expires: 8.20.28

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 October 1, 2025.

Affiant Signature

10.01.25
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 1st day of October, 2025.

Notary's Signature

My Commission Expires: 8.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY