QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-08-2028

LB-QCD-25-8681

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeanne Barbara Couchman	**Same as New Owner**	
(NAME)	(NAME)	**112-00-0-080.00**
8681 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANNE BARBARA COUCHMAN, UNMARRIED, AND PATRICK MICHAEL CARRICK, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JEANNE BARBARA COUCHMAN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being a portion of a tract conveyed to Clifton E Chester, Sr et al. by Warranty Deed dated June 8, 1956, from Charles Hale et. ux of record in Book 2542, page 17, Register's Office for said County, described as follows

Beginning at an iron stake in Dave Furgueson's line on Westerly margin of a proposed 25-foot road, Southwesterly corner of the tract or parcel herein conveyed, thence North 47 degrees 30 minutes West 164.3 feet to an iron pin, thence North 43 degrees East 194 feet to an iron stake, thence South 47 degrees 30 minutes East 200 feet to an iron stake, thence South 51 degrees 30 minutes West 195 feet to an iron stake, the point of beginning, containing 0.85 acres more or less

Together with a 25 foot Easement for Ingress and Egress from the subject property to Old Charlotte Pike of record in Book 4008, page 894, said Register's Office

Being the same property conveyed to Jeanne Barbara Couchman, unmarried and Patrick Michael Carrick, unmarried as tenants in common with right of survivorship by Warranty Deed from Holly Yarbrough Burnett, married of record in Instrument No 20221025-0115621, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **8681 Old Charlotte Pike, Pegram, Tennessee 37143**.

Karen Johnson
Batch # 1336243
10/21/2025 10 05 10 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251021-0083653

Witness my/our hand(s) this the 17 day of October, 2025

Jeanne Barbara Couchman

Patrick Michael Carrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE BARBARA COUCHMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17 day of October, 2025.

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MICHAEL CARRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17 day of October, 2025.

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
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Nashville, TN 37212