THIS INSTRUMENT PREPARED WITHOUT TITLE EXAMINATION BY:

WM. TIMOTHY HILL, ESQ.
PRICE, HILL, KOLARICH & MOORE
214 2ND AVE. N., STE. 205
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch # 1338806 DEEDQC
10/27/2025 03:12:57 PM 7 pgs
Fees: $38.00 Taxes: $5,745.36

20251027-0085368

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,552,800.00

Affiant

SUBSCRIBED AND SWORN to before me this 29th day of October, 2025.

Notary Public

My Commission Expires: 3-6-24

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sheryl Robinson Thompson Mark Thompson 2019 Neely's Bend Madison, TN 37115	New Owners	74-63

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), we, **PHILLIP ROBINSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS and DAWN ROBINSON f/k/a DAWN ROBINSON FULLER and SHERYL ROBINSON THOMPSON,** Grantors, by these presents do hereby quitclaim and convey unto, Grantees, **SHERYL ROBINSON THOMPSON and MARK THOMPSON**, a married couple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in the 11th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Commencing at a 1/4" rebar (old) in the easterly margin of Neely's Bend Rd., being the northwest corner of Philip Robinson property of record in Instrument Number 20091117-0105993, in the Register's Office of Davidson County, Tennessee (R.O.D.C.,TN), also being the southwest corner of Jeannie Richard property of record in Instrument Number 20151118-0116792, R.O.D.C.,TN, thence with a fence line North 78 degrees 29 minutes 45 seconds East for a distance of 498.33 to a 1/2" rebar (old) with a yellow cap marked "W&A Eng.", and the ***Point of Beginning*** of the tract described herein;

thence continuing along said fence line, North 78 degrees 29 minutes 45 seconds East for a distance of 601.76 feet to a 1/2" rebar (old), said rebar being the southeast corner of the Jeannie Richard property;

thence with the eastern line of the Jeannie Richard property, North 02 degrees 41 minutes 14 seconds West for a distance of 588.66 feet to a 1" Steel pin (old), said Steel pin being the northeast corner of the Carter Reality Investments property of record in Instrument Number 20200618-0063919 (R.O.D.C.,TN), a point in the southern line of the John

Shelby property of record in Instrument Number 20210727-0100946 (R.O.D.C.,TN), and the northwest corner of the tract described herein;

thence with the southern line of the John Shelby property, North 73 degrees 19 minutes 10 seconds East for a distance of 1020.61 feet to a 1/2" rebar (old) in the western line of the Metro Government Property of record in Deed Book 3788, Page 422 (R.O.D.C.,TN), said rebar being the southeast corner of the Steven Croxall property of record in Instrument Number 20141229-0118319 (R.O.D.C.,TN), and the northeast corner of the tract described herein;

thence with the western line of the Metro Government property the following three (3) calls:

1. South 10 degrees 18 minutes 10 seconds West for a distance of 614.05 feet to a 5/8" rebar (old)
2. South 10 degrees 22 minutes 33 seconds West for a distance of 365.05 feet to a 5/8" rebar (old)
3. South 11 degrees 01 minutes 55 seconds West for a distance of 1076.17 feet to a 5/8" rebar (old) at the northeast corner of the Morrill Investments LLC property of record in Instrument Number 20230815-0063614 (R.O.D.C.,TN)

thence with the north line of the Morrill Investments LLC property the following three (3) calls:

1. North 84 degrees 58 minutes 28 seconds West for a distance of 36.66 feet to a point
2. South 67 degrees 21 minutes 27 seconds West for a distance of 291.85 feet to a point
3. South 10 degrees 57 minutes 22 seconds West for a distance of 424.42 feet to a 5/8" rebar (old) in the northern line of the above mentioned Metro Government property

thence with the northern line of the Metro Government property, North 82 degrees 23 minutes 09 seconds West for a distance of 1047.75 feet to a point in the eastern margin of Neely's Bend Road, said point being the southwest corner of the tract described herein;

thence with the eastern margin of Neely's Bend Road, North 09 degrees 41 minutes 20 seconds East for a distance of 109.79 feet to a point;

thence continuing with the eastern margin of Neely's Bend Road, and with a curve to the left having a radius of 326.59 feet, a length of 235.75 feet, and a cord bearing and distance of North 10 degrees 59 minutes 26 seconds West for 230.66 feet to a point in the southern line of the Raymond & Gabrielle Kramer property of record in Instrument Number 20250527-0041241 (R.O.D.C.,TN);

thence with the southern line of the Kramer property, North 89 degrees 14 minutes 30 seconds East for a distance of 564.94 feet to a fence post found at the southeast corner of the Nicole Bluhm property of record in Instrument Number 20210728-0101474 (R.O.D.C.,TN);

thence with the eastern line of the Bluhm property, North 03 degrees 10 minutes 10 seconds West for a distance of 289.88 feet to a point;

thence continuing with the eastern line of the Bluhm property, North 01 degrees 46 minutes 01 seconds West for a distance of 399.91 feet to a point at the northeast corner of the Bluhm property;

thence with the norther line of the Bluhm property, North 89 degrees 31 minutes 58 seconds West for a distance of 211.04 feet to a point in the western line of the Mark and Sheryl Thompson property of record in Deed Book 7492, Page 684 (R.O.D.C.,TN);

thence with the eastern line of the Thompson property North 03 degrees 58 minutes 50 seconds West for a distance of 359.85 feet to the *Point of Beginning*, having an area of 2,373,660± sq.ft. or 54.49± acres more or less;

This description was prepared by Ragan Smith, LLC, under the supervision of Adam Bledsoe, a Registered Land Surveyor in the State of Tennessee, License Number 3099, and is based on information taken from a Boundary Retracement Survey performed by W&A Engineering dated August 11, 2023.

BEING the same real property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by Mark Thompson for the Estate of Sarah Robinson Dozier by Affidavit of Heirship dated September 30, 2011, and recorded on October 4, 2011, as Instrument Number 20111004-0076845, Register's Office for Davidson County, Tennessee.

Phillip Robinson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson f/k/a Dawn Robinson Fuller each own a 20% interest in said property and by this Quitclaim Deed are conveying their interest to Sheryl Thompson and Mark Thompson, a married couple.

[signatures on following pages]

IN WITNESS WHEREOF, we have hereunto set our hands this the _____ day of October, 2025.

PHILLIP ROBINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP ROBINSON, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 2025.

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

NOTARY PUBLIC

My Commission Expires: 3-6-29

AMY ROBINSON SPARKS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY ROBINSON SPARKS, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of October, 2025.

NOTARY PUBLIC

My Commission Expires:_____

IN WITNESS WHEREOF, we have hereunto set our hands this the _____ day of October, 2025.

PHILLIP ROBINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP ROBINSON, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of October, 2025.

MIKE J. URQUHART STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 06, 2026

NOTARY PUBLIC

My Commission Expires: _____

Amy Robinson Sparks

AMY ROBINSON SPARKS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY ROBINSON SPARKS, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of October, 2025.

MIKE J. URQUHART STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 06, 2026

NOTARY PUBLIC

My Commission Expires: _____

PATRICIA ROBINSON WELLS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA ROBINSON WELLS, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2025.

NOTARY PUBLIC

VICKI M GLOVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

My Commission Expires: 3-6-29

DAWN ROBINSON f/k/a DAWN ROBINSON FULLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAWN ROBINSON f/k/a DAWN ROBINSON FULLER, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2025.

NOTARY PUBLIC

VICKI M GLOVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

My Commission Expires: 3-6-29

Sheryl Robinson Thompson
SHERYL ROBINSON THOMPSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERYL ROBINSON THOMPSON, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2025.

Vicki M. Glover
NOTARY PUBLIC

My Commission Expires: 3-6-29

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029