Karen Johnson Davidson County
Batch# 1339123 DEEDQC
10/28/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085814

QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

AJ-QCD-25-6445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeff Richfield	**New Owner**	**02100038900**
(NAME)	(NAME)	
6445 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JEFF RICHFIELD, TRUSTEE OF THE 6445 OCP TRUST ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JEFF RICHFIELD ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTH MARGIN OF OLD CLARKSVILLE HIGHWAY AT THE NORTHWEST CORNER OF S.T. & EMMA FORD OF RECORD IN BOOK 1810, PAGE 57, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; SAID PIN ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING OLD CLARKSVILLE HIGHWAY AND WITH FORD S 30 DEG. 32 MIN. 35 SEC. W, 98.94 FEET TO AN IRON PIN SET; THENCE S 56 DEG. 53 MIN. 15 SEC. E, 169.88 *FEET* TO AN IRON PIN SET; THENCE WITH STEVE SCHMIDT, ET UX OF RECORD IN BOOK 6811. PAGE 298, SAID REGISTER'S OFFICE, S 39 DEG. 30 MIN. 49 SEC. W, 102.00 FEET TO AN IRON PIN SET; THENCE S 19 DEG. 17 MIN. 22 SEC. E, 304.80 FEET TO AN IRON PIN SET; THENCE N 57 DEG. 07 MIN. 00 SEC. E, 198.74 FEET TO AN EXISTING IRON PIN; THENCE S 32 DEG. 01 MIN. 17 SEC. E, 114.50 FEET TO AN EXISTING IRON PIN; THENCE *S* 85 DEG. 40 MIN. 48 SEC. E, 127.70 FEET TO A POINT IN THE CENTER OF A CREEK, PASSING AT 112.7$ FEET AN EXISTING IRON PIN; THENCE WITH RANDALL SCHMIDT OF RECORD IN BOOK 5818, PAGE 254, SAID REGISTER'S OFFICE, S 1 DEG. 24 MIN. 36 SEC. E, 326.63 FEET TO AN IRON PIN SET; THENCE S 6 DEG. 7 MIN. 39 SEC. W, 90.06 FEET TO AN IRON PIN SET; THENCE S 22 DEG. 21 MIN. 59 SEC. E, 249.91 FEET TO AN IRON PIN SET; THENCE S 51 DEG. 46 MIN. 34 SEC. W, 84.05 FEET TO AN IRON PIN SET; *THENCE* S 11 DEG. 25 MIN. 10 SEC. E, 193.48 FEET TO AN IRON PIN SET; THENCE, WITH C.G. WILSON, ET UX OF RECORD IN BOOK 5166, PAGE 378, SAID REGISTER'S OFFICES S 87 DEG. 10 MIN. 11 SEC. W, 506.66 FEET TO AN IRON PIN SET; THENCE S 6 DEG. 7 MIN. 39 SEC. W, 90.06 FEET TO AN IRON PIN SET; THENCE S 22 DEG. 21 MIN. 59 SEC. E, 249.91 FEET TO AN IRON PIN SET; THENCE S 51 DEG. 46 MIN. 34 SEC. W, 84.05 FEET TO AN IRON PIN SET; THENCE S 11 DEG. 25 MIN. 10 SEC. E, 193.48 FEET TO AN IRON PIN SET; THENCE, WITH C.G. WILSON, ET UX OF RECORD IN BOOK 5166, PAGE 378, SAID REGISTERS OFFICE, S 87 DEG. 10 MIN. 11 SEC. W, 506.66 FEET TO AN IRON PIN SET; THENCE, N 8 DEG. 5 MIN. 47 SEC. W, 850.00 FEET TO AN IRON PIN SET; THENCE N 1 DEG. 1 MIN. 24 SEC. E, 415.00 FEET TO AN IRON PIN SET; THENCE N 16 DEG. 18 MIN. 50 SEC. W, 308.08 FEET TO AN IRON PIN SET ON THE SOUTH MARGIN OF OLD CLARKSVILLE HIGHWAY; THENCE WITH SAID SOUTH MARGIN S 58 DEG. 41 MIN. 11 SEC. E, 183.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS AND WATERLINE EASEMENT OF RECORD IN BOOK 5166, PAGE 378, AND IN BOOK 9284, PAGE 631, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JEFF RICHFIELD, TRUSTEE OF THE 6445 OCP TRUST, BY QUITCLAIM DEED, FROM JEFF RICHFIELD AND WIFE, JODI RICHFIELD, OF RECORD IN INSTRUMENT NO 20221122-0123486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **6445 Old Clarksivlle Pike, Joelton, TN 37080.**

Witness our hands this the 28 day of October, 2025.

THE 6445 OCP TRUST

JEFF RICHFIELD, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFF RICHFIELD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee of **THE 6445 OCP TRUST,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of October, 2025.

Notary Public

My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

I, Adam H. Jefferson, 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 28, 2025 (date of document).

Affiant Signature

Date 10-28-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2025.



Notary's Signature

MY COMMISSION EXPIRES: