Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1339130 DEEDQC
10/28/2025 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251028-0085821

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Barbara S. Drake, Trustee
Barbara S. Drake Revocable Living Trust
5081 Brick Church Pike
Goodlettsville, TN 37027

Send Tax Bills To:
SAME

Map and Parcel No.
024-00-0-068.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Barbara S. Drake**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Barbara S. Drake, Trustee, Barbara S. Drake Revocable Living Trust Agreement dated October 28, 2025** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at a stone, corner to a fifteen foot right-of-way and Hitt in Robert McCasland's line; thence South 73 deg West 13 poles to a stone, corner to Hitt, in Charles McCasland's line, thence South 13 deg East 31.5 poles to a large poplar tree; thence North 87 deg. West 40 poles to a post, formerly a beech; thence South 3 deg West 151 poles to a hackberry tree, corner to Robert McCasland in Walter Phelan's line, thence North 38 deg. West 20.2 poles to a small walnut on the west bank of a hollow, thence North 43 deg. East 25 8 poles to a stake; thence North 17 deg East 13.6 poles to a stake; thence North 75 deg. East 35.1 poles to a stake, formerly a beech corner to Trainer and Robert McCasland, thence North 1 deg East 47 4 poles to an elm, corner to the 30 acre tract; thence with a new line North 12 deg West 60 poles to a stake, corner to said 30 acre tract; thence North 15 deg West 18.2 poles to the beginning, containing 47 acres.

INCLUDED IN THE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM ARE TWO TRACTS OR PARCELS CONVEYED BY RUTH DORRIS McCASLAND SIPE DURING HER LIFETIME, SAID TRACTS BEING MORE SPECIFICALLY AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in the 10th Civil District, being more particularly described as follows:

Beginning at a point in the north line of the Alice Hitt property. This point being the northwest corner of the property belonging to Ruth D. Sipe, as of record in Book 1681, page 383, Register's Office for Davidson County, Tennessee; thence South 3 deg. 00' West for a distance of 2,126.9 feet to a point; thence, North 43 deg. 00' West for a distance of 134.7 feet to a point; thence, South 38 deg. 00' West for a distance of 334.95 feet to a point; thence, North 3 deg. 00' East for a distance of 2,491.5 feet to a point; thence, North 73 deg. 00' East for a distance of 239.0 feet to a point. Being a part of Parcel No. 68 on the property map of Davidson County, Tennessee, Number 24.

Being the same property conveyed to Farris Wayne Drake and wife, Barbara Ann Drake, by deed from Ruth Dorris McCasland Sipe of record

In Book 4927, page 821, Register's Office for Davidson County, Tennessee.

TRACT 2:
Property in the 10th Civil District of Davidson County, Tennessee, surveyed and drawing by Jones and Moore Co., Inc., March 12, 1984.

Beginning at an iron pin lying in the J. Robert McCasland's north line, the same being the southeast corner of Barbara Drake; thence with Drake North 3 deg. 00' East 697.0 feet to an iron pin; thence with W E. and Ruth Sipe, South 86 deg. 30' East 782.0 feet to an iron pin lying in the Lane Property west line; thence with Lane and a fence South 2 deg. East 72.0 feet to a fence post corner; thence with J Robert McCasland to points as follows: South 75 deg 00' West 575.2 feet to an iron pin; thence South 17 deg. 00' West 224.0 feet to an iron pin; thence South 43 deg. 00' West 291.0 feet to the beginning, containing 5.00 acres.

NOTE: This property has a 20 ft. right-of-way easement to Brick Church Pike as shown on Jones and Moore Co., Inc. plat # 84-3697

Being the same property conveyed to Gary Earl Sipe, a single man, by deed from Ruth McCasland Sipe and husband, W.E. Sipe, of record in Book 6253, page 544, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Ruth Dorris McCasland Sipe by deed of record in Book 1681, page 383, Register's Office for Davidson County, Tennessee

The mailing address for the said property is 5075 Brick Church Pike, Goodlettsville, TN 37072.

Being the same property conveyed to **Barbara Ann Drake** by Affidavit of Inheritance dated January 12, 1998 from **Ruth Dorris McCasland Sipe, deceased**, recorded in Book 10781, Page 636, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **5075 Brick Church Pike, Goodlettsville, TN 37072**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 28th day of October 2025.

Barbara S. Drake
Barbara S. Drake

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 **Barbara S. Drake**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Barbara S. Drake
Affiant

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

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell 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 28, 2025.

Affiant Signature

October 28, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
February 7 2026
COUNTY OF WILLIAMSON