Karen Johnson Davidson County
Batch# 1339147 DEEDQC
10/28/2025 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251028-0085837

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

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Three Magnolia Trust 9500 Highway 96 Franklin, TN 37064	New Owner	17800008000

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, **David Billings**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Three Magnolia Trust dated October 28, 2025**, ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **David Billings and wife, Coleen Billings, as tenants by the entireties**, by Quitclaim Deed dated January 25, 2018, from David Billings and Coleen Billings, recorded in Instrument No. 20180129-0009191, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to **David Billings and Coleen Billings**, by Warranty Deed dated May 12, 2016, from **Samuel Cavanaugh and wife, Deborah Cavanaugh**, recorded in Instrument No. 20160523-0051210, Register's Office of Davidson County, Tennessee. **Coleen Billings** died on September 11, 2018, resulting in the real property vesting solely in **David Billings**.

This conveyance is subject to all matters of record.

This is improved property known as: **9500 Highway 96, Franklin, TN 37064**.

David Billings and **David A. Billings** are one and the same person.

(Legal description from prior deed of record).

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

David Billings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **David Billings**, with whom I am personally acquainted, and who acknowledged, upon oath, that he 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:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

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

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

"Exhibit A"

Tract 1:

Tax Map 178 00 0 050.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE AND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE SOUTH; KENNETH E. VARGAS ON THE WEST; STEPHENSON'S 10 ACRES DIVISION ON THE NORTH; STEPHENSON'S 2.11 ACRES DIVISION AND KIMBERLY RICHEY ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE R.O.W. MONUMENT ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHEAST CORNER OF KENNETH E VARGAS (REF. DEEDBOOK 11552, PAGE 430 R.O.D C.) THENCE LEAVING STATE HIGHWAY 96 AND WITH VARGAS' EAST LINE N 31 ° 25' 49" E 879.36' TO AN IRON PIN SET THIS SURVEY;

THENCE LEAVING VARGAS AND WITH A NEW LINE OF STEPHENSON'S 10.00 ACRE TRACT, S 77° 30' 06" E 296.24' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF STEPHENSON'S 2 11 ACRE TRACT; THENCE WITH THE WEST LINE OF SAID 2.11 ACRE TRACT, WITH NEW LINES S 44° 21' 55" W 582.81' TO AN IRON PIN SET; THENCE S 50° 52' 11" E 125.00' TO AN IRON PIN SET IN THE WEST LINE OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C); THENCE LEAVING THE 2.11 ACRE TRACT AND WITH RICHEY'S WEST LINE S 31° 07' 49" W 392.76' TO A WOOD CORNER FENCE POST ON THE NORTH MARGIN OF STATE HIGHWAY 96; THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF SAID HIGHWAY N 50° 54' 05" W 177.11 TO AN EXISTING CONCRETE R.O.W. MONUMENT, THENCE N 65° 14' 16" W 102 33' TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

THE ABOVE TRACT IS SUBJECT TO A 25' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM STATE HIGHWAY 96 THROUGH THE ABOVE TRACT TO THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A WOOD CORNER POST ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHWEST CORNER OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.) THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF STATE HIGHWAY 96, N 59° 54' 05" W 19.00' TO A POINT IN THE CENTER OF A 25' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE LEAVING STATE HIGHWAY 96 AND WITH THE CENTER OF SAID EASEMENT N 22° 59' 34" E 94.05 TO A POINT; THENCE N 16° 09' 53" E 310.53 TO A POINT IN THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT, LOCATED S 58° 52' 11" E 12.50' FROM SAID 2.11 ACRE TRACTS SOUTHWEST CORNER.

Tract 2·

Tax Map 178 00 0 080.00

Being a tract of land as shown on Property Map 178, Assessor's Office and lying in Metropolitan Nashville, Davidson County, Tennessee, bounded in general by James D. Stephenson's 5.05 acre tract on the south and west; Stephenson's 10 acre division on the north; Jerry D. Wise and Kimberly Richey on the east more particularly described as follows:

Beginning at an iron pin set on the west line of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.), located N 31 degrees 07 minutes 49 seconds E 392.76 feet from a wood corner fence post on the north margin of State Highway 96 (Richey's southwest corner), thence leaving Richey and with James D. Stephenson's 5.05 acre tract, N 58 degrees 52 minutes 11 seconds W 125.00 feet to an iron pin set; thence N 44 degrees 21 minutes 55 seconds E 581.81 to an iron pin set in the south line of Stephenson's 10.00 acre tract; thence with said 10.00 acre tract S 77 degrees 30 minutes 06 seconds E 277 99 feet to an iron pin set in the West line of Jerry D. Wise (Ref. Instrument # 20010604 Page 57762 R.O.D.C.), thence leaving Stephenson's 10.00 acre tract and with Wise's west line S 31 degrees 02 minutes 29 seconds W 267.88 feet to an existing iron pin, the northeast corner of the aforementioned Kimberly Richey; thence leaving Wise and with Richey's north and west lines N 56 degrees 24 minutes 08 seconds W 272.52 feet to an existing iron pin; thence S 31 degrees 07 minutes 49 seconds W 400.00 feet to the point of beginning, containing 2.11 acres, more or less, and being a portion of James D. Stephenson property as record in Instrument # 19991222 page 306065, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Together with a 25 foot ingress-egress and utility easement running from State Highway 96 through Stephenson's 5.05 acre tract to the south line of the above tract described as follows:

Commencing at a wood corner post on the north margin of State Highway 96, the southwest corner of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.) thence leaving Richey and with the north margin of State Highway 96, N 59 degrees 54 minutes 05 seconds W 19.00 feet to an point in the center of a 25 foot ingress-egress and utility easement; thence leaving State Highway 96 and with the center of said easement N 22 degrees 59 minutes 34 seconds E 94.05 feet to a point; thence N 16 degrees 09 minutes 53 seconds E 310.53 feet to a point in the south line of Stephenson's 2.11 acres tract, located S 58 degrees 52 minutes 11 seconds E 12.50 from the above tract's southwest corner.

Description Reference: Described according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation 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