THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 6 day of November, 2025.

Notary Public **Affiant**
My commission expires 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

Karen Johnson Davidson County
Batch# 1342492 DEEDQC
11/06/2025 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251106-0088534

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Lisa K. A. Creasy 1437 Campbell Road Goodlettsville, TN 37072	Same as new owner.	P/O Map 032 Parcel 039.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID C. ALLEN, a married person**, by these presents does hereby quitclaim and convey unto **LISA K. A. CREASY and CLYDE JEFFREY CREASY, Wife and Husband**, and their successors, heirs, and assigns, all his rights, title and interest in and to the following described tract of land and being more particularly described as follows:

BEGINNING at a ½" iron pin found, being the Southeast corner of the John & Theresa Jackson property of record in DB-20010131 0009474 R.O.D.C.

THENCE, S 82° 52' 30" E 316.11 feet to a ½" rebar set with cap "Marris 2955."

THENCE, with the westerly line of property conveyed to Eric & Joy Tye of record in DB-20211007 0134689 R.O.D.C., S 26° 49' 00" W 324.62 feet to a ½" rebar set with cap "Marris 2955."

THENCE, with the northerly line of property conveyed to Willie Jackson Et al of record in WB-00008001 0000058 R.O.D.C., N 84° 22' 00" W 82.45 feet to a ½" iron pin found.

THENCE, with the westerly property line of Willie Jackson Et al, S 07° 30' 58" W 1001.21 feet to a ½" iron pin found.

THENCE, with the northerly lines of property conveyed to Arla Jackson of record in QC-20111021 0081924, Nathan & Laura Lee of record in QC-20240612 0044097, The Hates

Living Trust of record in QC-20230901 0068550 and Gloria Martin of record in QC-20021030 0132807 R.O.D.C., N 83° 10' 03" W 1216.32 feet to a mature Oak Tree

THENCE, with the property line of Gloria Martin, S 47° 30' 35" W 37.58 feet to a corner post found.

THENCE, with the property line of Gloria Martin, N 83° 14' 29" W 514.65 feet to a 1" open top pipe.

THENCE, with the easterly line of property conveyed to Jack Link of record in QC-00009624 0000954 R.O.D.C., N 06° 37' 26" E 1059.91 feet to a ½" iron pin found.

THENCE, with the southerly line of property conveyed to Owen Edmunds Gray of record in QC-00008283 0000756 R.O.D.C., S 83° 27' 54" E 1539.86 feet to a ½" iron pin found.

THENCE, with the easterly property line of Owen Edmunds Gray, N 18° 09' 38" E 287.49 feet to a ½" rebar set with cap "Marris 2955."

THENCE, with the southerly line of property conveyed to John & Theresa Jackson of record in DB-20010131 0009474 R.O.D.C., S 71° 12' 06" E 53.39 feet to the POINT OF BEGINNING containing 44.51 acres, more or less.

Being a portion of the property conveyed to W.C. Allen and Associates by quitclaim deed of record in Book 7736, Page 256, Registers Office for Davidson County TN and subsequently conveyed to W. C. Allen and wife, Irene N. Allen, Joint Tenants with right of survivorship, by deed from W. C. Allen & Associates of record in Book 7975, page 868, Register's Office for Davidson County, Tennessee; the said W. C. Allen having since died. Also being a portion of the same property conveyed to Lisa K. A. Creasy and David C. Allen by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 11561, page 785, Register's Office for Davidson County, Tennessee.

The above-described real property is served by the following INGRESS AND EGRESS EASEMENT, and is described according to a survey by R. L. Montoya Land Surveying, Inc., dated January 17, 2001. Said Easement shall run with the land in perpetuity.

Beginning at a point on the southerly margin of Campbell Road, the northerly most corner of a tract of land belonging to Lisa Creasy, as evidenced in Deed Book 7890, Page 595, Register's Office of Davidson County, Tennessee, thence; along said margin, South 62 degrees 40 minutes 58 seconds East, 15.96 feet, to a point, thence; leaving said margin and passing through the above mentioned Creasy property, and also passing through a parcel belonging to Stephen & Amanda Claud, as evidenced in Deed Book 10331, Page 635, Register's Office of Davidson County, South 6 degrees 11 minutes 52 seconds West, 789.32 feet, to a point, on the common line of the above mentioned Claud property and a parcel belonging to W. C. Allen, as evidenced in Deed Book 7975, Page 868, Register's Office of Davidson County, thence; along said common line, South 69 degrees 25

minutes 32 seconds East, 63.20 feet, to a point, said point being the northeast most corner of the above mentioned W. C. Allen property, thence; following the east boundary line of the above mentioned W. C. Allen property, South 6 degrees 21 minutes 25 seconds West, 168.70 feet, to a point, thence; leaving said line and following an existing 10 foot asphalt drive the following 3 calls, South 19 degrees 48 minutes 34 seconds East 2.36 feet, to a point, thence; around a curve to the right, said curve having a radius of 241.74 feet, an arc length of 173.55 feet, to a point; thence, South 21 degrees 19 minutes 30 seconds West, 271.11 feet, to a point on the Lisa K. A. Creasy and David C. Allen property, evidenced in Deed Book 11561, Page 785, Register's Office of Davidson County, thence; North 83 degrees 36 minutes 35 seconds West, 26.40 feet, to a point, said point falling on a property line belonging to the above mentioned Lisa K. A. Creasy and David C. Allen, thence; along said line, North 17 degrees 50 minutes 30 seconds East, 73.94 feet, to a point, thence; following the above mentioned asphalt drive, the following 2 calls, North 21 degrees 19 minutes 30 seconds East 204.11 feet to a point, thence; around a curve to the left, a radius of 211.74 feet, an arc length of 152.01 feet, to a point, thence; leaving said asphalt drive, North 69 degrees 25 minutes 32 seconds West, 66.92 feet, to a point, thence; South 85 degrees 42 minutes 29 seconds East, 15.01 feet, to a point, thence; North 6 degrees 16 minutes 04 seconds East, 87.99 feet to the point of beginning, containing 52,434.59 square feet and/or 1.20 acres more or less.

Being a portion of the same property conveyed to W. C. Allen and wife, Irene N. Allen, Joint Tenants with right of survivorship, by deed from W. C. Allen & Associates of record in Book 7975, page 868, Register's Office for Davidson County, Tennessee; the said W. C. Allen having since died. Also being a portion of the same property conveyed to Lisa K. A. Creasy and David C. Allen by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 11561, page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations, (3) taxes.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest a contemplated by TCA Section 26-2-307 or other applicable statutes.

Witness my hand this 6th day of November, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

DAVID C. ALLEN

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION AS TO TITLE WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE

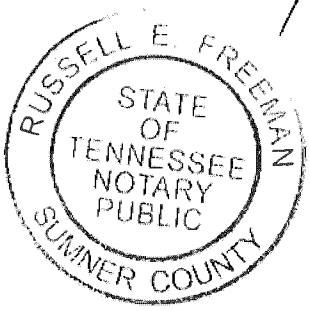
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DAVID C. ALLEN**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, this the 6 day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 11/26/2028



CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 11/6/2025 [DATE].

AFFIANT SIGNATURE

11/6/2025

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 6th day of November, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

