Karen Johnson Davidson County
Batch# 1348975 DEEDQC
11/20/2025 02:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251120-0092907

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Wm C Thompson Affiant Subscribed and sworn to before me, this 19th day of November, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William Clark Thompson and Laurel Sue Cassidy, Trustees 5600 Higdon Road Joelton, Tennessee 37080	SAME	037 00 0 066.00 037 00 0 077.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Clark Thompson and wife, Laurel Sue Cassidy**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **William Clark Thompson and Laurel Sue Cassidy, Trustees of the William Thompson & Laurel Cassidy Living Trust, established by the Revocable Trust Agreement of William Clark Thompson and Laurel Sue Cassidy dated November 19, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 19th day of November, 2025.

William Clark Thompson

Laurel Sue Cassidy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Clark Thompson and Laurel Sue Cassidy, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 2025.

My Commission Expires: _____

Notary Public

JEFFREY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-30-2029

EXHIBIT A
Legal Description

5600 Higdon Road, Joelton, Tennessee 37080 (037 00 0 066.00)

TRACT I:
Being a tract of land in the 14th Civil District of Davidson County, Tennessee and being portions of that property conveyed to Virginia C. Team in the following deeds: Deed Book 6193, Page 056, Register's Officefor Davidson County, Tennessee, and Deed Book 6194, Page 060, Register's Office for Davidson County, Tennessee, more accurately descnoed according to a survey dated June 28, 1990 by Tommy E. Walker, TN License Number 1465 as follows:

Beginning at an existing iron pin, said pin being, the southeasterly corner of Mickey T. Franklin (Deed Book 5100, Page 113, Register's Office for Davidson County, Tennessee) and the southwesterly corner of said Virginia C. Team (Deed Book 6193, Page 056, Register's Office for Davidson County, Tennessee); thence with said Franklin's east line North 07 degrees 40 minutes 56 seconds West, 544.38 feet to an existing iron pin in a creek bed, said pin being the most northwesterly point of the herein described property; thence North 60 degrees 00 minutes 00 seconds East, 125.00 feet to a set iron pin; thence South 26 degrees 04 minutes 17 seconds East, 766.16 feet to a set iron pin; thence South 13 degrees 31 minutes 15 seconds East, 283.81 feet to a set iron pin; thence South 79 degrees 00 minutes 07 seconds West, 176.50 feet to an iron pin set at the base of a 8 inch white oak tree on the north side of a gravel road; thence North 26 degrees 24 minutes 13 seconds West, 182.13 feet to a set iron pin on the north side of said gravel road; thence North 48 degrees 25 minutes 26 seconds West, 163.36 feet to a set iron pin on the north side of said road; thence North 83 degrees 00 minutes 00 seconds East, 142.43 feet to an existing iron pin; thence North 62 degrees 16 minutes 38 seconds West, 229.85 feet to the point of beginning containing 5.087 acres more or less.

TRACT II:
Certain tract or parcel of land located in the 1 st Council District, 14th Civil District of Davidson County, Tennessee, being more particularly bounded and described by new lines as follows:

Commencing at an iron pin found near the northerly edge of an undeveloped 10' wide gravel road known as Paradise of Cotton Patch Road. Said iron pin located in the westerly line of the Mickey Terry Franklin lands known as Deed Book 5100, Page 113, Register's Office for Davidson County, Tennessee. Said iron pin being located South 66 degrees 04 minutes 42 seconds East, a distance of 2065.15 feet from the centerline intersection of Cotton Patch Road (50 foot R.O,W.) and Higdon Road, (50 foot R.O.W.) and also being located North 32 degrees 45 minutes 22 seconds East, a distance of 1718.58 feet from the centerline intersection of Higdon Road and Little Marrowbone Road said point being the POINT OF BEGlNNING; thence with the southerly line of said Franklin lands, South 64 degrees, 56 minutes, 21 seconds East., a distance of 115.11 feet to an iron pin fotmd in the westerly line of the Jane Braddock lands known as Deed Book 8193, Page 352, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Braddock lands by two calls as follows: South 60 degrees 21 minutes 25 seconds East, a distance of 229.85 feet to an iron pin set; thence South 84 degrees 54

minutes 12 seconds West, a distance of 142.43 feet to an iron pin found in the northerly line of the Virginia Team lands known as Volume 6194, Page 60 and being near the easterly edge of Paradise of Cotton Patch Road; thence generally with the easterly line of said road, North 42 degrees 48 minutes 22 seconds West, a distance of 238.66 feet to POINT OF BEGINNING; said described tract containing within said bounds, 0.3329 acres of land, more or less, in accordance with a survey prepared by Robert Crabtree, TLS No, 2312, dated June 10, 2007.

Being the same property conveyed to William Clark Thompson and wife, Laurel Sue Cassidy by deed from Katherine L. Swaggert, of record as Instrument No. 20221114-0121310, Register's Office for Davidson County, Tennessee.

This is improved property known as 5600 Higdon Road, Joelton, Tennessee 37080.

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0 Higdon Road, Joelton, Tennessee 37080 (037 00 0 077.00)

THE TRACT LABELED 3.00 ACRES ON THE BOUNDARY SURVEY FOR AND DIVISION FOR SUSAN A. CONWAY AND DOUGLAS M. CONWAY DATED SEPTEMBER 18, 2024, BY CHAPDELAINE & ASSOCIATES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 37, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 1st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY PARADISE OF COTTON PATCH ROAD ON THE NORTH; WILLIAM CLARK THOMPSON ON THE EAST; DWIGHT P. WILES ON THE SOUTH; SUSAN CONWAY'S REMAINDER ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)
BEGINNING AT A 1" IRON PIN SET (N:705803.68 E:1687589.59) ON THE EDGE OF A GRAVEL DRIVE (PARADISE OF COTTON PATCH ROAD) THENCE S62°08'12"E 45.69 TO AN EXISTING " IRON PIN ON THE NORTH SIDE OF THE GRAVEL DRIVE; THENCE S41°20'46"E 238.69' TO AN EXISTING ½" IRON PIN, A SOUTHWESTERLY CORNER OF WILLIAM CLARK THOMPSON (REF. INSTRUMENT# 20221114-0121310-PROPERTY MAP 37 PARCEL 66); THENCE WITH THOMPSON'S WEST AND SOUTH LINES S44°03'11"E 163.38' TO AN EXISTING ½" IRON PIN (BENT); THENCE S22°10'38"E 181.80' TO AN EXISTING ½" IRON PIN AT THE BASE OF A TREE; THENCE N83°07'01"E 176.97' TO AN EXISTING ½" IRON PIN IN THE WEST LINE OF DWIGHT P. WILES (REF. INSTRUMENT# 20080507-0046943- PROPERTY MAP 37 PARCEL 34); THENCE WITH WILES' WEST AND SOUTH LINES N83°07'01"E 176.97 TO AN EXISTING ½" IRON PIN; THENCE S12°05'29"W 151.65' TO 20" MARLED POPLAR TREE; THENCE S67°25'52"W 290.05' TO A ½" IRON PIN SET; THENCE LEAVING WILES AND SEVERING THE SUSAN A. CONWAY PROPERTY N19°28'59"W PASSING A ½" WITNESS IRON PIN SET AT 731.96' IN ALL 768.74' TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS, ACCORDING TO A SURVEYBY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED SEPTEMBER 18, 2024, JOB NO. 8348.

Being the same property conveyed to William Clark Thompson and wife, Laurel Sue Cassidy by deed from Douglas M. Conway and Susan A. Conway, husband and wife, of record as Instrument No. 20241121-0091038, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Higdon Road, Joelton, Tennessee 37080.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 19, 2025.

11/20/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of November, 2025.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

