QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-18-2028

AJ-04-10-25-6445-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 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)
THE 6445 OCP TRUST	**New Owner**	**02100038900**
(NAME)	(NAME)	
6445 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1350863 **DEEDQC**
11/25/2025 03 38 22 PM 2 pgs
Fees $12 00 Taxes $0 00

20251125-0094250

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 ("GRANTOR")

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

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

ITS 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, BY QUITCLAIM DEED, FROM JEFF RICHFIELD, TRUSTEE OF THE 6445 OCP TRUST, OF RECORD IN INSTRUMENT NO 20251028-0085814, 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 21 day of November, 2025.

JEFF RICHFIELD

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), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21 day of November, 2025

Notary Public

My Commission Expires.

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