(1)

Karen Johnson Davidson County
Batch # 1353665 DEEDQC
12/04/2025 09 17 05 AM 3 pgs
Fees $17 00 Taxes $0 00
20251204-0096270

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 28253

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-18-2028

The actual consideration is $0.00; Pursuant to Final Decree of Divorce Case No. 24D1286 of record in the Circuit Court for Davidson County, Tennessee.

Affiant: Christopher R. Ragan

Subscribed and sworn before me, this the 25th day of November, 2025.

Notary Public:
My Commission Expires:

Address of New Owner:
Christopher R. Ragan
5651 Eatons Creek Road
Joelton, TN 37080

Send Tax Bills To:

MAP/PARCEL:

029-00-0-146 00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Robin Ragan AKA Robin K. Ragan, unmarried** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Christopher R. Ragan, a single man,** (hereinafter referred to as "**GRANTEE**") his Heirs and Assigns, in and to the following described tract of land:

TRACT I:

Land in the 14th, formerly 12th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the N.W. corner of John Ingram's property and which is the south corner of the Schnupp

property, running thence south 1 deg. 15 min west 151.7 feet to an iron pin, which is located 37 feet from the center of Eatons Creek Road; thence turning and running South 79 deg. 30 min. west, crossing Eatons Creek Road and crossing the branch, 543.5 feet to an iron pin on the point of the hill; thence turning and running north 29 deg. 20 min. west, and passing a 12 inch Hickory, 207 feet to an iron pipe in the fence line, thence turning and running with the wire fence north 55 deg. east 420 feet to an iron pipe in Schnupp's south boundary line, thence turning and running south with Schnupp's south boundary line and crossing Eatons Creek Road, south 60 deg East 336.5 feet, more or less, to the point of beginning, and containing by calculation, 3.8 acres, more or less.

TRACT II.

Being a tract of property in the 1st Councilmanic District of Davidson County Tennessee and a portion of that property conveyed to Bonnie S Baggott and Thomas Tyler Baggott, IV in DB 9920, PG 230 RODCT more accurately described according to a survey dated January 14, 1999 by Tommy E. Walker, R.L.S , TN LIC No. 1465 as follows:

Beginning at a existing iron in the Westerly margin of Eaton's Creek road, said pin being the most Northeast corner of herein described Tract; and the most Southeast corner to Daryl Yoes; thence with said margin and a curve to the right (1=01 degrees 20 minutes 49 seconds, R= 5975 51' L= 140 49' & CB= South 02 degrees 04 minutes 49 seconds East 140 49 feet) to a set iron pin, thence now leaving said margin with a new line North 89 degrees 35 minutes 37 seconds West 438 43 to a set iron pin; thence North 31 degrees 09 minutes 53 seconds West 58 50 feet to an existing iron pin, thence North 78 degrees 36 minutes 14 seconds East 472.91 feet to the point of beginning containing 1 00 acres more or less

Being the same property conveyed to Christopher R. Ragan and wife, Robin Ragan, by Warranty Deed from Daryl E. Yoes, dated December 3, 2020, of record in Instrument No. 20201210-0144674, Register's Office for Davidson County, Tennessee. Quitclaim Deed being recorded pursuant to Final Decree of Divorce Case No 24D1286, of record in the Circuit Court for Davidson County, Tennessee

This is improved property located at **5651 Eatons Creek Road, Joelton, TN 37080**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises

IN WITNESS WHEREOF, this document was executed this ____ day of November, 2025.

Robin K Ragan

Robin Ragan AKA Robin K. Ragan



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 Robin Ragan AKA Robin K. Ragan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 2025.

Michelle Michi Ingram
Notary Public

My Commission Expires: May 3, 2027