Karen Johnson Davidson County
Batch# 1356975 DEEDQC
12/11/2025 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098897

## This document prepared by:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
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**QUITCLAIM DEED**

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| 4112 Brick Church LLC<br>2394 Stewart Creek Rd<br>Murfreesboro, TN 37129 | New Owner | 041 00 0 033.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RAYMOND C. WALKER, IV, A MARRIED MAN,** by these presents does hereby quitclaim and convey unto **4112 BRICK CHURCH LLC, A TENNESSEE LIMITED LIABILITY COMPANY** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

**Being a parcel of land in Nashville, Davidson County, Tennessee, being Lot No. 1 on the plan of Atkins Acres, of record in Plat Book 9700, page 413, Register's Office for Davidson County, Tennessee, located on the Southerly margin of Brick Church Pike, and being more particularly described as follows, to-wit:**

**Beginning in an iron pin in the Westerly margin of Brick Church Pike, said pin being the Southeasterly corner of herein described lot; thence, leaving said margin, North 87 degrees 16 minutes 00 seconds, West, 1062.27 feet to an iron pin; thence, with the Easterly line of Lot No. 2 of said Atkins Acres, North 21 degrees 03 minutes 02 seconds, East, 671.33 feet to an iron pin in the Southerly margin of Brick Church Pike; thence, with said margin, South 68 degrees 26 minutes 26 seconds East, 105.05 feet to a concrete monument; thence, continuing with said margin and a curve concave to the South having a central angle of 15 degrees 25 minutes 46 seconds, a radius of 1782.42 feet and a chord of South 60 degrees 40 minutes 31 seconds, East, 478.55 feet for an arc length of 479.99 feet to a concrete monument; thence, with a curve concave to the South having a central angle of 06 degrees 38 minutes 11 seconds, a radius of 1116.00 feet and a chord of South 52 degrees 00 minutes 30 seconds, East 129.19 feet for an arc length of 129.26 feet to an iron pin; thence, South 48 degrees 41 minutes 24 seconds East, 46.73 feet to an iron pin; thence, with a curve concave to the South having a central angle of 08 degrees 53 minutes 22 seconds, a radius of 543.00 feet and a chord of South 44 degrees 14 minutes 43 seconds East, 84.16 feet for an arc length of 84.25 feet to an iron pin; thence, South 50 degrees 11 minutes 58 seconds, West, 5.00 feet to an iron pin; thence, with a curve concave to the south having a central angle of 27 degrees 36 minutes 41 seconds, a radius of 538.00 feet and a chord of South 25 degrees 59 minutes 42 seconds East, 256.77 feet for an arc length of 259.27 feet to the point of beginning, containing 426,452 feet or 9.79 acres, more or less.**

**Being the same property convyed to Raymond C. Walker, IV, a married man from Eric Bruening and wife, Kelsie Bruening via Warranty Deed dated March 7, 2025, and recorded in Instrument No. 20250310-0017848, on March 10, 2025 in the Register's Office for Davidson County, TN.**

**Being also known as 4112 Brick Church Pike, Whites Creek, TN 37189.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of ~~October~~ December, 2024.

Affiant

My commission expires: 3/3/26
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of December, 2025.

Raymond C. Walker, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2025, before me personally appeared Raymond C. Walker, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2025.

Notary Signature
My commission expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 18, 2028

**Tennessee Certification of Electronic Document**

I, Stefan T. Morris, 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 December 8. 2025.

Affiant Signature

10th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028