This Instrument Prepared By:
Ellen Hendrickson Esq.
603 45th Ave N
Nashville, Tennessee 37209
Prepared from information received from Grantor
No title search requested or performed.

Karen Johnson Davidson County
Batch # 1360412 DEEDQC
12/22/2025 09:09:42 AM 4 pgs
Fees: $23.00 Taxes: $72.15
20251222-0101262

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the Decedent, **Minnie Brown Durocher** died testate on August 18, 2024. The Decedent's Last Will and Testament have been duly admitted to probate in Davidson County, Tennessee, and recorded in Docket No.: 24P2087, Circuit Court for said county. The Will named **David Eugene Durocher** as Executor. That for and in consideration of **Nineteen Thousand Five Hundred Dollars ($19,500.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Executor does hereby quitclaim to David Eugene Durocher in fee simple, **Tract 4 containing 2.78 acres more or less,** as part of following described tract of land in Davidson County more particularly described in **Exhibit A** which is hereby incorporated by reference.

Being a part of the same property conveyed to Eugene Durocher and Minnie Durocher creating tenants by the entirety by Quitclaim Deed recorded in instrument no. 20010412-0036212, Register of Deeds, Davidson County, Tennessee. Being the same property passing to Minnie Durocher as surviving spouse in fee simple by operation of law upon the death of her husband, Eugene Durocher.

This conveyance only includes Tract 4 containing 2.78 acres more or less as more fully described in Exhibit A. This conveyance EXCLUDES Tracts 1, 2 and 3.

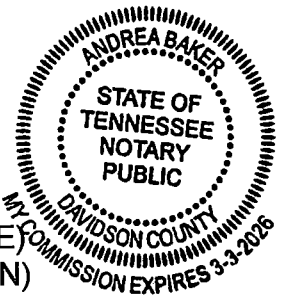
IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of November, 2025.

DAVID EUGENE DUROCHER
EXECUTOR

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 DAVID EUGENE DUROCHER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 14th day of November, 2025.



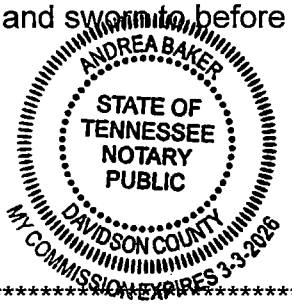
Andrea Baker
NOTARY PUBLIC
My Commission Expires: 3/3/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, for this transfer is $ **-$19,500.00-** .

David Durocher
AFFIANT

Subscribed and sworn to before me this 14th day of November, 2025.



Andrea Baker
NOTARY PUBLIC
My Commission Expires: 3/3/2026

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ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:

Map: 9 Part of Parcel 72

David Eugene Durocher
7814 Ridgewood Road,
Goodlettsville, TN 37072

EXHIBIT "A"

Land in Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor, Tennessee License No. 271, 209 Pear Orchard Road, Goodlettsville, Tennessee, 37072, dated January 6, 1989, more particularly described as follows:

Beginning at a point in the east margin of Ridgewood Road, being the northwesterly corner of George H. Cochran etux of record in Book 3285, page 327, Register's Office for Davidson County, Tennessee, and the southwesterly corner of Tract Five as shown on said unrecorded survey. Thence with the northerly line of Cochran, N 49° 42' 53" E 445.00 feet to an iron pin set at the northeasterly corner of Cochran and being the point of beginning.

TRACT ONE:

Thence along the common line of Tracts Five and One as shown on said survey, N 71° 56' 22" E 302.43 feet to a point (branch intersection); thence along said common line N 15° 57' 52" E 482.87 feet to an iron pin set, being the northeasterly corner of Tract One and the most easterly corner of said Tract Five on said survey and the northwesterly corner of Tract Two; thence with common line of Tract One and Tract Two S 26° 26' 31" E 740.00 feet to a point in a 20 foot country road as shown on said survey, said point being a common corner of Tract One and Tract Two; thence following said 20 foot country road, the following calls and distances: S 21° 32' 44" W 50.94 feet to a point; S 01° 49' 12" E 196.76 feet to a point; S 09° 15' 39 W 199.22 feet to a point; S 25° 49' 06 W 107.26 feet to a point; S 35° 31' 49" W 93.36 feet to a point; S 45° 43' 30" W 90.95 feet to a point; S 51° 31' 25" W 95.69 feet to a point; S 58° 12 18 W 41.54 feet to a point in said country road and being the southeast corner of Cochran and the southwest corner of this tract. Thence north with Cochran's easterly line N 26° 26 31 W 953.49 feet to the point of beginning and being Tract One as shown on said survey, containing 12.304 acres, more or less.

TRACT TWO:

Beginning at an iron pin set at the northeasterly corner of Tract One above, the most easterly corner of Tract Five and the northwest corner of Tract Two, all as shown on said survey. Thence with the north line of Tract Two, N 48° 22' 34" E 478.00 feet to an iron pin set and being the northeasterly corner of Tract Two and the common corner of Tract Two, Tract Three and Tract Four on said survey. Thence with the common line of Tract Two and Tract Three, S 26° 26' 31" E 772.86 feet to a point in said 20 foot country road, being the southwesterly corner of Tract Three and the southeast corner of Tract Two; thence following said 20 foot country road, the following calls and distances: S 59° 06' 33" W 149.68 feet to a point; S 53° 50' 50 W 141.17 feet to a point; S 47° 40 42 W 125.91 feet to a point; S 40° 08 32 W 56.49 feet to a point in said 20 foot country road and being the southeasterly corner of Tract One and the southwesterly corner of Tract Two; thence with the common line of

Tract One and Tract Two, N 26° 26' 31" W 740.00 feet to the point of beginning, being Tract Two as shown on said survey, containing 7.860 acres, more or less.

TRACT THREE:

Beginning at an iron pin set at the common corners of Tract Two, Tract Three and Tract Four and being the northeasterly corner of Tract Two and the northwesterly corner of Tract Three; thence with the common line between Tract Three and Tract Four, N 69° 15' 05" E 475.92 feet to an iron pin set at a 10 inch white oak, and being the northeasterly corner of Tract Three; thence with another common line of Tract Three and Tract Four, S 26° 26' 31" E 205.90 feet to an iron pin set in said 20 foot country road and being a common corner of Tract Three and Tract Four; thence following said 20 foot country road, the following calls and distances: S 25° 12' 52" W 88.84 feet to a point; S 01° 09' 16" W 154.62 feet to a point; S 11° 01' 18" E 256.48 feet to a point; S 24° 53' 18" W 106.03 feet to a point; S 59° 06' 33" W 181.84 feet to a point being the southwesterly corner of Tract Three and the southeasterly corner of Tract Two. Thence with the common line of Tract Two and Tract Three, N 26° 26' 31" W 772.86 to the point of beginning and being Tract Three on said survey, containing 6.269 acres, more or less.

TRACT FOUR:

Beginning at an iron pin set at a common corner of Tract Two, Tract Three, Tract Four and Tract Six (said Tract Six having been conveyed in Book 8941, page 254, Register's Office for Davidson County, Tennessee), said iron pin set being the southwesterly corner of Tract Four. Thence with the common line between Tract Four and Tract Six, N 26° 26' 31" W 100.00 feet to an iron pin set and being the northwesterly corner of Tract Four; thence with another common line of Tract Four and Tract Six, N 55° 34' 10" E 472.13 feet to an iron pin set; thence with another common line of Tract Four and Tract Six S 85° 58' 46" E 177.51 feet to an iron pin; thence N 61° 38' 30" E 15.00 feet to a point in said 20 foot country road, thence following said 20 foot country road, the following calls and distances: S24° 29' 49" E 121.00 to a point; S 09° 15' 27" E 115.61 feet; S 25° 12' 52" W 157.73 feet to an iron pin set in the 20 foot country road and being a common corner of Tract Three and Tract Four; thence with the common line of Tract Three and Tract Four N 26° 26' 31" W 205.90 feet to an iron pin set at a 10 inch white oak; thence with the common line between Tract Three and Tract Four, S 69° 15' 05" W 475.92 feet to the point of beginning and being Tract Four on said survey, containing 2.789 acres, more or less.

Tract One, Tract Two, Tract Three and Tract Four all being contiguous and the same property conveyed to Eugene Durocher and Minnie B. Brown by Quitclaim Deed from Elna Davis Durocher, a widow, of record in Book 10257, page 364 Register's Office for Davidson County, Tennessee.

This conveyance is subject to right of way for 20 foot country road as shown on said survey and as referenced in instruments of record in Book 2043, page 28 and Book 2493, page 503, both of record in the Register's Office for Davidson County, Tennessee.