Karen Johnson
Batch # 1360415
12/22/2025 09:15:41 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251222-0101265

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Randy H. Smith **Connie J. Smith** **40 Battle Ridge Lane** **Nolensville, TN 37135**	**Randy H. Smith** **40 Battle Ridge Lane** **Nolensville, TN 37135**	**Tax Parcel # Map 187** **Parcel 101**
(STREET ADDRESS) **40 Battle Ridge Lane** **Nolensville, TN 37135**	(STREET ADDRESS) **(SAME)**	
THIS INSTRUMENT WAS PREPARED BY: **Larry L. Crain** **CRAIN LAW GROUP, PLLC** **5214 Maryland Way** **Suite 402** **Brentwood, TN 37027** **(615) 376-3600** **larry@crainlaw.legal**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00/00 DOLLARS. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF Dec., 2025 Notary Public MY COMMISSION EXPIRES: July 06, 2026 (AFFIX SEAL)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged,

Randy H. Smith, as Grantor by these presents, do hereby quitclaim and convey unto **Randy H. Smith and wife Connie J. Smith,** Grantees, for the purpose of establishing a **tenancy by the entirety**, all of his right, title and interest in and to the following described property in Davidson County, Tennessee.

Land in the 5th Civil District of Davidson County, Tennessee, bounded on the North by Tract #4-A of this survey; the East by property of Andy Burkitt, Tax Map 187, parcel 21; the South by Tract #4-S of this survey; the west by Lucien Battle, Deed Book 2279, page 319. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license no. 669) dated 24 January, 1986.

Beginning at a nail in the center line of Battle Road in line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of Tract #2 of this survey and further identified as North 88 deg. 13' 30" West 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center

line of 50 foot right of way as follows North 3 deg. 00' East, 405.76 feet to a pin; thence North 14 deg. 38' 50" East, 326.0 feet to a pin; thence North 55 deg. 44' 53" East, 225.0 feet to a pin; thence leaving center of right of way and with north line of Tract #1 of this survey South 83 deg. 08' East 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east fence of right of way as follows North 3 deg. 08' East 631.6 feet to a pin by a post; thence North 3 deg. 25' East passing a pin at 124.6 feet in all 178.0 to a pin; thence North 3 deg. 04' East 41[illegible].0 feet, this being the SE corner of this tract and the beginning of this survey; thence crossing right of way and with north line of Tract #4-S of this survey North 86 deg. 57' 20" West 510.36 feet to a pin in east fence of Lucien Battle; thence with east fence of Battle North 04 deg. 44' 50" East 179.44 feet to a pin, thence North 04 deg. 29' 33" East 304.65 feet to a pin being the NW corner of this tract thence South 86 deg. 14' 25" East 497.56 feet to a pin, this being the NE corner of this tract; thence with west fence of Andy Burkitt, South 3 deg. 15' West 5.38 feet; thence South 3 deg. 04' West 472.4 feet to the beginning, containing 5.57 acres more or less.

Being the same property conveyed to Randy H. Smith and wife Allison M. Smith by deed from George E. Robinson and wife, Gail M. Robinson of record in Book 6873, page 485 and by Deed of Correction of record in Book 7861, page 644, Register's Office for Davidson County, Tennessee. Allison M. Smith was divested of all ownership interest in this property on August 9, 1995, pursuant to a divorce decree entered on that date in the Fourth Circuit Court of Davidson County, Tennessee, in the Allison M. Smith v. Randy H. Smith, Case No. 94D-4093.

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

This is improved (x) unimproved ( ) property, known as **40 Battle Ridge Lane, Nolensville, TN 37135.**

Witness my hand _____ this 17th day of December 2025.

Randy H. Smith, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, LARRY L. CRAIN, a Notary Public in and for said county and state, the above RANDY H. SMITH, with whom I am personally acquainted, and did execute the foregoing Quitclaim Deed for the purposes stated therein.

Sworn to and subscribed before me this 17th day of Dec 2025.

NOTARY PUBLIC

My commission expires: 7-6-2026

LARRY L. CRAIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 06, 2026