Karen Johnson Davidson County
Batch# 1360521 DEEDQC
12/22/2025 11:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251222-0101418

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JSP Community Property Trust 3310 West End Avenue #400 Nashville, TN 37203	JSP Community Property Trust 3310 West End Avenue #400 Nashville, TN 37203	017 00 0 382.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LEGINA CHAUDOIN, TRUSTEE OF THE BACK 40 TRUST (the "Grantor"), hereby quitclaim and convey to THE JSP COMMUNITY PROPERTY TRUST, all of my interest as trustee in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 5615 Lickton Pike, Goodlettsville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

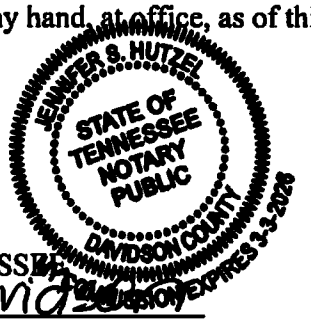
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18 day of December, 2025.

Legina Chaudoin, Trustee
LEGINA CHAUDOIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Legina Chaudoin, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of December, 2025.



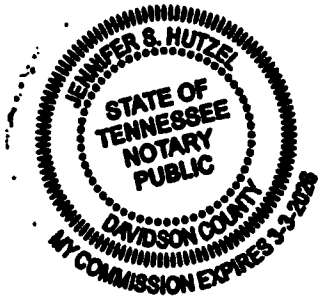
Jennifer S. Hutzel
Notary Public
My Commission Expires: 03.03.26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Legina Chaudoin, Trustee
Affiant

Subscribed and sworn to before me, this 18th day of December, 2025.



Jennifer S. Hutzel
Notary Public
My Commission Expires: 03.03.26

EXHIBIT A

BOUNDARY LINE DESCRIPTION OF TRACT 2 OF THE ANNA-LEE COCKRILL PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN IN THE SOUTH MARGIN OF LICKTON PIKE, SAID PIN BEING THE NORTHEAST CORNER OF THE CHARLES LEITCH PROPERTY (DEED BOOK 4252 PAGE 938 RODC TN) AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID MARGIN OF SAID ROAD AS FOLLOWS: NORTH 58 DEGS. 00 MINS. 34 SECS. EAST 259.99 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A RADIUS OF 1832.86 FEET, A CHORD OF NORTH 62 DEGS. 41 MINS. 49 SECS. EAST 299.56 FEET AND A ARC LENGTH OF 299.89 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF THE RICHARD WALKER PROPERTY (DEED BOOK 3939 PAGE 460 RODC TN) AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING SOUTH MARGIN OF LICKTON PIKE AND RUNNING SOUTH 14 DEGS. 01 MINS. 28 SECS. EAST 190.99 FEET (PASSING THRU A WITNESS PIN AT 178.23 FEET) TO A POINT AT OR NEAR THE CENTER OF A BRANCH, THENCE WITH SAID BRANCH AS FOLLOWS: SOUTH 77 DEGS. 25 MINS. 31 SECS. WEST 227.14 FEET TO A POINT, SOUTH 63 DEGS. 10 MINS. 05 SECS. EAST 195.76 FEET TO A POINT, THENCE LEAVING SAID BRANCH AND RUNNING SOUTH 02 DEGS. 51 MINS. 54 SECS. WEST 22.08 FEET TO A POINT IN THE CENTER OF A 30 FOOT INGRESS – EGRESS EASEMENT, THENCE WITH SAID EASEMENT AS FOLLOWS: SOUTH 89 DEGS. 32 MINS. 21 SECS. WEST 44.95 FEET TO A POINT, SOUTH 81 DEGS. 21 MINS. 12 SECS. WEST 22.54 FEET TO A POINT, THENCE LEAVING CENTER OF 30 FOOT INGRESS-EGRESS EASEMENT AND RUNNING WITH THE BOUNDARY LINE FENCE DIVIDING THE MELISSA GALBREATH PROPERTY AND THE TRACT HEREIN DESCRIBED AS FOLLOWS: SOUTH 19 DEGS. 49 MINS. 50 SECS. EAST 141.40 FEET TO AN IRON PIN, SOUTH 20 DEGS. 40 MINS. 37 SECS.

EAST 50.60 FEET TO A FENCE POST, SOUTH 21 DEGS. 40 MINS. 32 SECS. EAST 316.63 FEET TO A FENCE POST, SOUTH 22 DEGS. 03 MINS. 41 SECS. EAST 124.66 FEET TO AN IRON PIN, SOUTH 81 DEGS. 30 MINS. 34 SECS. EAST 159.67 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF MELISSA GALBREATH PROPERTY AND THE SOUTHWEST CORNER OF THE BRANDON KISER PROPERTY (DEED BOOK 20080829 PAGE 89065 RODC TN), THENCE SOUTH 81 DEGS. 16 MINS.03 SECS. EAST 180.68 FEET TO AN IRON PIN, THENCE LEAVING SAID KISER PROPERTY AND RUNNING WITH THE WEST BOUNDARY LINE FENCE OF THE W. D. COX PROPERTY (DEED BOOK 4320 PAGE 170 RODC TN) AS FOLLOWS: SOUTH 19 DEGS. 23 MINS. 43 SECS. EAST 245.03 FEET TO AN IRON PIN, SOUTH 21 DEGS. 10 MINS. 21 SECS. EAST 175.39 FEET TO AN IRON PIN, SOUTH 15 DEGS. 57 MINS. 28 SECS. EAST 33.90 FEET TO A FENCE POST, SOUTH 15 DEGS. 47 MINS. 27 SECS. EAST 126.11 FEET TO A FENCE POST, SOUTH 09 DEGS. 30 MINS. 50 SECS. EAST 33.73 FEET TO AN IRON PIN, SOUTH 04 DEGS. 43 MINS. 27 SECS. EAST 50.21 FEET TO A FENCE POST, SOUTH 03 DEGS. 46 MINS. 55 SECS. EAST 175.89 FEET TO AN PIN, SOUTH 06 DEGS. 06 MINS. 01 SECS. EAST 97.24 FEET TO AN IRON PIN, SOUTH 17 DEGS. 07 MINS. 01 SECS. EAST 20.52 FEET TO AN IRON PIN, SOUTH 26 DEGS. 18 MINS. 41 SECS. EAST 215.90 FEET TO AN IRON PIN, SOUTH 02 DEGS. 02 MINS. 45 SECS. EAST 20.85 FEET TO AN IRON PIN, SOUTH 08 DEGS. 35 MINS. 49 SECS. WEST 191.54 FEET TO AN IRON PIN IN THE NORTH BOUNDARY LINE FENCE OF THE CHAD COLLIER PROPERTY (DEED BOOK 20161114 PAGE 119724 RODC TN), SAID PIN BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID BOUNDARY LINE FENCE AS FOLLOWS: NORTH 84 DEGS. 12 MINS. 19 SECS. WEST 290.39 FEET TO AN IRON PIN, NORTH 83 DEGS. 40 MINS. 49 SECS. WEST 488.72 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING NORTH BOUNDARY LINE FENCE OF THE COLLIER PROPERTY AND RUNNING NORTH 00 DEG. 27 MINS. 21 SECS. EAST 149.81 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF THE KEITH GALBREATH PROPERTY (DEED BOOK 20130702 PAGE 68345 RODC TN), THENCE RUNNING WITH EAST BOUNDARY LINE OF SAID GALBREATH PROPERTY AS FOLLOWS: NORTH 35 DEGS. 11 MINS. 47 SECS. WEST 783.89 FEET TO AN IRON PIN, NORTH 35 DEGS. 11 MINS. 47 SECS. WEST 362.84 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF TRACT 1 OF THE ANNA-LEE COCKRILL PROPERTY, THENCE NORTH 16 DEGS. 18 MINS. 33 SECS. EAST 756.86 FEET TO AN IRON PIN IN THE CENTER-LINE OF A 30 FOOT INGRESS-EGRESS EASEMENT, THENCE NORTH 20 DEGS. 53 MINS. 21 SECS. WEST 156.24 FEET TO THE POINT OF BEGINNING CONTAINING 39.73 ACRES MORE OR LESS BY SURVEY PREPARED BY PAUL BURTON CROCKETT, TN RLS NO 1394, DATED MARCH 19, 2018.

Being the same property conveyed by deed of record as Instrument #20191126-0122286, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 18, 2025 (date of document).

Affiant Signature

12/18/2025

Date

State of Tennessee

County of Davidson

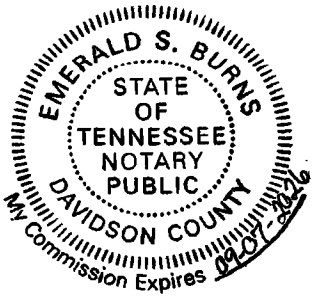
Sworn to and subscribed before me this 18 day of December, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202512220101418