Karen Johnson Davidson County
Batch# 1360521 DEEDQC
12/22/2025 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251222-0101419

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	016 00 0 088.00

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 RANCH 15 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 5468 Lickton Pike, Goodlettsville, Tennessee.

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

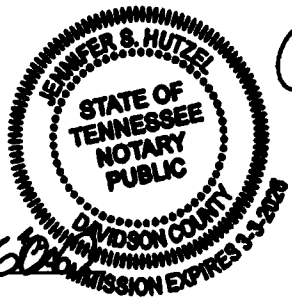
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18 day of December, 2025.

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 18 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 18 day of December, 2025.



Jennifer S. Hutzel
Notary Public
My Commission Expires: 03.03.26

EXHIBIT A

A certain parcel of real property on Lickton Pike in the 10th Council District of Nashville, Davidson County, Tennessee, and being further described according to a survey by Walker Davidson & Associates as follows:

BEGINNING at an iron rod in the northwestern right of way of Lickton Pike, said iron rod being the southwestern corner of the property belonging to Robert E. Alessio, et ux of record in Book 6004, Page 731, Register's Office for Davidson County, Tennessee, thence with the right of way of Lickton Pike, South 43 deg. 07' 09" West, a distance of 60.58 feet to an iron rod at the southeastern corner of the property belonging to James R. Hickman, et ux as of record in Book 5333, Page 679, Register's Office for Davidson County, Tennessee; thence with Hickman's line, North 38 deg. 55' 50" West a distance of 826.98 feet to an iron rod at the northeastern corner of the property conveyed to Denise Kincaid as of record in Book 8239, Page 934, Register's Office for Davidson County, Tennessee; thence with Kincaid's northern line, South 57 deg. 02' 26" West a distance of 94.52 feet to a point in the common line with Charles R. Smith and wife, Nancy Smith, as of record in Instrument No. 19991220304859, Register's Office for Davidson County, Tennessee, thence with Smith's eastern line with the following calls, North 38 deg. 16' 31" West, a distance of 31.66 feet to a point; thence North 37 deg. 09' 13" West a distance of 311.90 feet to a point; thence North 31 deg. 32' 34" West a distance of 69.86 feet to a point; thence North 12 deg. 49' 16" West, a distance of 156.66 feet to a point; thence North 05 deg. 14' 39" West, a distance of 47.83 feet to a point; thence North 44 deg. 48' 59" West, a distance of 45.61 feet to a point; thence North 25 deg.12' 04" West, a distance of 612.45 feet to an iron rod in the common line with Lot 8 on the plat of Resubdivision of Lot 8 Saddleback Farms, as of record in Book 9700, Page 588, Register's Office for Davidson County, Tennessee; thence with the southern line with Lot 8, South 63 deg. 39' 54" East, a distance of 280.09 feet to an iron rod in the common line with lot 7 on the plat of Saddleback Farms as of record in Book 9700, Page 332, Registers' Office for Davidson County, Tennessee; thence with the common line with Lot 7, South 20 deg. 35' 32" East, a distance of 42.85 feet to an iron rod; thence continuing with Lot 7, North 61 deg. 01' 29" East, a distance of 374.24 feet to a point; thence with a new line, South 24 deg. 34' 17" East, a distance of 1076.74 feet to a point in the aforesaid Allessio property; thence with Alessio's line, South 61 deg. 48' 09" East, a distance of 211.50 feet to an iron rod; thence North 33 deg. 09' 04" West, a distance of 97.41 feet to an iron rod; thence South 60 deg. 08' 00" West, a distance of 109.78 feet to an iron rod; thence South 38 deg. 55' 50" East a distance of 812.74 feet to the point of Beginning, containing 626872.47 square feet or 14.391 acres, more or less.

Being the same property conveyed by deed of record as Instrument #20191204-0125223, 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

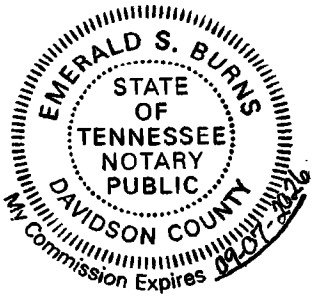
Sworn to and subscribed before me this 18 day of December, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202512220101419