Karen Johnson Davidson County
Batch# 1361180 DEEDQC
12/23/2025 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251223-0102040

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

X-0682

Quitclaim Deed
(to Combine Parcels)

Address New Owner as Follows:	Send Tax Bills to:	Map and Parcel Numbers:
Amy Price Neff and Eric S. Neff 4944 Ashland City Highway, Nashville, TN 37218	New Owner	05700013300 05700013800

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Price Neff and Eric Neff, wife and husband** ("**Grantors**"), do hereby transfer and quitclaim unto **Amy Price Neff and Eric S. Neff, wife and husband** ("**Grantees**"), their successors, heirs, and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

I. Parcel ID 05700013300, 5218 Old Hickory Blvd., Nashville, TN 37218

Land in Davidson County, Tennessee, beginning at the extreme Northwest corner of Mrs. Robbie McKee, at the Southwest corner of a joint 50 X 50 foot easement in George West's East property line; thence with said easement North 88 deg. 39' 00.1" East, 50 feet to an iron pin, a corner of property owned by Mrs. Mildred Paul and Mrs. Robbie Clay; thence with Mrs. Paul's and Mrs. Clay's property line, South 46 deg. 21' East, 353.55 feet to an iron pin; thence South 1 deg. 12' 20.8" East, 712.0 feet to an iron pin a new corner to Mrs. Robbie McKee; thence with Mrs. McKee's property, South 88 deg. 35' 59" West, 305.0 feet to an iron pin in George West's East property line; thence with George Wests East property line North 1 deg. 12' 20.8" West, 961.0 feet to the beginning, containing 6.0 acres, more or less.

Being the same property conveyed to Amy Price Neff and Eric Neff, wife and husband, by Warranty Deed dated March 23, 2015, and recorded as Instrument Number 20150324-0025302 in the Register's Office for Davidson County, Tennessee.

II. Parcel ID 05700013300, 5218 Old Hickory Blvd., Nashville, TN 37218

Land in Davidson County, Tennessee, being an 18-foot wide parcel of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, lying along the easterly margin of Old Hickory Boulevard, North of George B. West Property, and furthermore being the southerly 1/2 of an existing 36-foot wide ingress-egress easement as recorded in Deed Book 8073, page 604, said Register's Office, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Old Hickory Boulevard; said point being the northwesterly property corner of a tract of land conveyed to George B. West as of record in Deed Book 5788, page 263, Register's Office for Davidson County, Tennessee; thence,

1. With the easterly right-of-way line of said Old Hickory Boulevard, north 18 degrees 18 minutes 13 seconds east, 19.11 feet to an iron road (found) at the southwesterly property corner of a tract of land conveyed to Dennis Earl Wood et ex as of record in Deed Book 10319, page 982, Register's Office for Davidson County, Tennessee; thence,

2. Leaving said easterly right-of-way line of Old Hickory Boulevard and with the southerly property line of said Wood property, north 88 degrees 50 minutes 36 seconds east 1449.12 feet to an iron found (found) in the westerly property line of a tract of land conveyed to Lewis K. Johnson as of record in Instrument No. 20010605-0058563, Register's Office for Davidson County, Tennessee; thence

3. With the westerly property line of said Lewis, in part, south 00 degrees 09 minutes 21 seconds west, 18.03 feet to an existing wooden fence post at the northeasterly property corner of the aforementioned George B. West property; thence,

4. With the northerly property line of said George B. West, south 88 degrees 50 minutes 36 seconds west, 1455.07 feet to the point of beginning and containing 26,169 square feet or 0.600 acres, more or less.

Being the same property conveyed to Amy Price Neff and Eric Neff, wife and husband, by Quitclaim Deed of Correction dated May 16, 2016, and recorded as Instrument Number 20160517-0049189 in the Register's Office for Davidson County, Tennessee.

III. Parcel ID 05700013800, 0 Ashland City Hwy., Nashville, TN 37218

Land in Davidson County, Tennessee, beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 4, said pin being located easterly 1820.04', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning leaving Hydes Ferry Pike with Tract 4, N 38°96'00" E - 163.06' to an existing iron pin at the Southeast corner of the S.H.H., L.L.C. property of record in Document No. 200003130025253, R.O.D.C., TN. Thence with the easterly line of the S.H.H., L.L.C. property, N 38°36'00" E - 1705.99' to an old fence corner post; Thence N 01°12'24" W - 1076.36' to an existing iron pin, said pin being a corner to the Robbie 0. McKee property of record in Book 11254, Page 045, R.O.D.C.. TN; Thence with McKee's property, N 46°24'10" W353.25' to an existing iron pin; Thence S 88°36'36" W - 49.93' to an existing iron pin; Thence N 00°09'21" E - 51.25' to an old fence corner post in the southerly line of the Dennis Earl

Wood property of record in Book 10319, Page 982, R.O.D.C., TN: Thence with Wood's line N 88°97'56" E - 351.76' to a 36" Oak Tree; Thence N 87°12'24" E-350.26' to an iron pin set; Thence S 78°20'34" E - 191.92' to a 14" Ash Tree; Thence S 76°46'49" E - 157.22' to an 18" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 7; Thence with Tract 7, S 24°42'05" W- 1522.16' to an iron pin set; Thence S 38°36'00" W - 1827.76' to an iron pin set in northerly margin of Hydes Ferry Pike; Thence with said margin and a curve left having a radius of 1181.00', a chord length of 108.19', said chord having a bearing of N 73°50'03" W and an arc length along said curve of 108.23' to the point of beginning, containing 19.16 acres +/-.

Being the same property conveyed to Amy Price Neff and Eric Neff, wife and husband, by Warranty Deed dated March 23, 2015, and recorded as Instrument Number 20150324-0025302 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record, including the following:

1. Easement Agreement for ingress and egress of record in Book 8073, Page 604, and further see Instrument from the Court of Appeals of Tennessee at Nashville of record in Instrument No. 20091005-0092371, Register's Office for Davidson County, Tennessee.

2. A 50-foot by 50-foot dual use easement as stated in the deeds of record in Book 9974, Page 200, Book 10457, Page 300, and Book 10084, Page 696, said Register's Office.

3. Easement for construction and maintenance of a drainage facility to the State of Tennessee of record in Book 9600, Page 474, said Register's Office.

4. Easement for ingress and egress and installation and maintenance of utilities as set out in the Deed of record in Instrument No. 20010605-0058563, said Register's Office.

The purpose of this conveyance is to combine the above-mentioned tracts or parcels into one tract or parcel.

This property is known as 5218 Old Hickory Blvd., Nashville, TN 37218 and 0 Ashland City Hwy., Nashville, TN 37218.

This instrument has been prepared upon information provided by the parties, and the preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

In witness whereof, this instrument has been executed this 19th day of December, 2025.

Amy Price Neff

Eric Neff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Amy Price Neff** and **Eric Neff**, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22 day of December, 2025.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/8/29

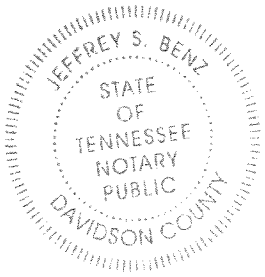
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 19, 2025**.

Mike Boyd
Date: December 22, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027