SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

JM-CM-25-0-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Randall Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DEC., 2025.

Sharon Stone
Notary Public

MY COMMISSION EXPIRES: October 4, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Butler	**James Butler**	
(NAME)	(NAME)	
929 Hermitage Ridge	**929 Hermitage Ridge**	**P/O 074-04-0-299.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDALL BUTLER,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **JAMES BUTLER,** hereinafter called the Grantee, his heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land located in the 11TH Council District of Davidson County, Tennessee and being bounded on the West by the remaining lands of Randall Butler, on the North by James Butler, on the East by White, Moore, and the westerly Right of Way of Linden Green Drive, and on the South by Lot 142 of Hermitage Hills Section 12 and being more particularly described as follows:

Beginning at an iron pin set in the westerly Right of Way of Linden Green Drive, said pin being the Northeast corner of Lot 142 of Hermitage Hills Section 12 and being a common corner of the property herein described. Said pin being the POINT OF BEGINNING.
Thence, leaving the westerly margin of said road, with the line of Lot 142 Hermitage Hills Section 12, North 80 Degrees 55 Minutes 50 Seconds West, a distance of 130.00 feet to a point.
Thence, severing the lands of Randall Butler, North 05 Degrees 16 Minutes 02 Seconds West, a distance of 336.97 feet to a point.
Thence, North 03 Degrees 28 Minutes 51 Seconds East, a distance of 58.50 feet to a point. Said point being a common corner of the James Butler property and being the Northwest corner of the property herein described.
Thence, with the line of James Butler, South 74 Degrees 05 Minutes 52 Seconds East, a distance of 361.60 feet to a point.
Thence, South 35 Degrees 32 Minutes 11 Seconds East, a distance of 216.61 feet to a point. Said point being a common corner of the James Butler property, the John S. White property and being the Southeast corner of the property herein described.
Thence, with a curve to the left, having a radius of 225.00 feet, a length of 176.60 feet, and a chord of South 65 Degrees 00 Minutes 23 Seconds West, a distance of 172.10 feet to a point. Said point being a common corner of the John S. White property, the Jennifer M. Moore property, and the property herein described.
Thence, with the line of Moore, North 47 Degrees 57 Minutes 28 Seconds West, a distance of 150.93 feet to a point.

Karen Johnson Davidson County
Batch # 1362117 DEEDQC
12/29/2025 02:22:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

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Thence, South 29 Degrees 18 Minutes 32 Seconds West, a distance of 165.30 feet to a point.
Thence, South 73 Degrees 17 Minutes 14 Seconds East, a distance of 34.90 feet to a point in the westerly Right of Way of Linden Green Drive.
Thence, with the westerly margin of said road, with a curve to the left, having a radius of 436.10 feet, a length of 13.48 feet, and a chord of South 10 Degrees 00 Minutes 11 Seconds West, a distance of 13.48 feet to the POINT OF BEGINNING.
Said tract containing 2.56 acres or 111,503 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated May 9, 2025.

Being a portion of the same property conveyed to Randall Butler by Quitclaim Deed from Randall Butler, James Butler and Bonnie Naff of record in Instrument No. 20150504-0040327 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 4, 2015.

This is **unimproved** property known as: **0 Hermitage Ridge, Hermitage, TN 37076**.

Witness my/our hand(s) this the 29 day of Dec., 2025.

Randall Butler

SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL BUTLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2025.

Notary Public

My Commission Expires: October 4, 2027