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 29th DAY OF December, 2025.

Notary Public

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

SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Randall Butler, James Butler and Bonnie Naff	**Randall Butler, James Butler and Bonnie Naff**	
(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 **RANDALL BUTLER, JAMES BUTLER and BONNIE NAFF**, tenants in common, hereinafter called the Grantees, his/her/its/their 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 Hermitage Hills Section 10, Wood, James & Randall Butler and Bonnie Naff, on the North by James Butler, on the East by the remining lands of Randall Butler, Hermitage Hills Section 12, and the westerly Right of Way of Linden Green Road, on the South by Lot 133 of Hermitage Hills Section 12, and being more particularly described as follows:

Beginning at a point in the westerly Right of Way of Linden Green Road, said point being the Northeast corner of Lot 133 Hermitage Hills Section 12 and the Southeast corner of the property herein described. Said point being the POINT OF BEGINNING.
Thence, leaving the westerly margin of said road, with the line of Lot 133, South 87 Degrees 22 Minutes 25 Seconds West, a distance of 253.12 feet to a point. Said point being a common corner of Hermitage Hills Section 12 and Hermitage Hills Section 10, and the property herein described.
Thence, with the line of Section 10, North 27 Degrees 09 Minutes 25 Seconds West, a distance of 31.38 feet to a point.
Thence, North 81 Degrees 57 Minutes 28 Seconds West, a distance of 88.25 feet to a point.
Thence, North 27 Degrees 25 Minutes 32 Seconds East, a distance of 98.18 feet to a point.
Thence, North 37 Degrees 41 Minutes 28 Seconds West, a distance of 81.35 feet to a point.
Thence, South 86 Degrees 53 Minutes 32 West, a distance of 120.34 feet to a point. Said point being a common corner of Hermitage Hills Section 10 and the James S. Wood property.
Thence, with the line of Wood, North 11 Degrees 39 Minutes 28 Seconds West, a distance of 231.00 feet to a point. Said point being a common corner of the Butler-Butler, and Naff property the James D. Wood property and the property herein described.
Thence, with the line of Butler-Butler & Naff, North 44 Degrees 13 Minutes 54 Seconds East, a distance of 185.27 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, North 34 Degrees 05 Minutes 28 Seconds West, a distance of 99.28 feet to a point.
Thence, South 68 Degrees 12 Minutes 32 Seconds West, a distance of 84.30 feet to a point.
Thence, North 05 Degrees 26 Minutes 32 Seconds East, a distance of 600.21 feet to a point. Said point being a common corner of the Butler-Butler & Naff property, 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 117.89 feet to a point. Said point being a common corner of the James Buter property and the remaining lands of Randall Butler and being the Nrtheast corner of the property herein described.
Thence, leaving the line of James Butler, severing the lands of Randall Butler, South 03 Degrees 28 Minutes 51 Seconds West, a distance of 58.50 feet to a point.
Thence, South 05 Degrees 16 Minutes 02 Seconds East, a distance of 336.97 feet to a point. Said point being a common corner of Hermitage Hills Section 12, and the property herein described.
Thence, with the line of Hermitage Hills Section 12, South 09 Degrees 03 Minutes 30 Seconds West, a distance of 202.60 feet to a point.
Thence, South 11 Degrees 25 Minutes 56 Seconds East, a distance of 268.46 feet to a point.
Thence, South 28 Degrees 13 Minutes 31 Seconds East, a distance of 284.13 feet to a point.
Thence, North 87 Degrees 31 Minutes 59 Seconds East, a distance of 171.50 feet to a point in the westerly margin of Linden Green Drive.
Thence, with a curve to the right, having a radius of 202.57 feet, a length of 49.14 feet, and a chord of South 06 Degrees 54 Minutes 13 Seconds East, a distance of 49.02 feet to the POINT OF BEGINNING. Said tract containing 4.15 acres or 180,918 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