QUITCLAIM DEED

SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-CM-25-929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
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, Randall Butler and Bonnie Naff	**James Butler, Randall Butler and Bonnie Naff**	
(NAME)	(NAME)	
929 Hermitage Ridge	**929 Hermitage Ridge**	**P/O 074-00-0-094.00**
(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, **JAMES BUTLER**, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **JAMES BUTLER, RANDALL BUTLER and BONNIE NAFF**, tenants in common, hereinafter called the Grantees, 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 14TH Council District of Davidson County, Tennessee and being bounded on the West and North by Hampton Park Homeowners Association, on the East by Bonnie Naff, and the remaining lands of James Butler, On the South by Randall Butler, and Butler-Butler & Naff and being more particularly described as follows:

Beginning at a point being a common corner of the Randall Butler property, the Butler-Butler & Naff property. Said point being the POINT OF BEGINNING.
Thence, with the line of Butler-Butler & Naff, North 69 Degrees 05 Minutes 14 Seconds West, a distance of 118.73 feet to a point.
Thence, North 71 Degrees 05 Minutes 06 Seconds West, a distance of 283.60 feet to a point. Said point being a common corner of the Butler-Butler & Naff property, the Hampton Park Homeowners Association property, and the property herein described.
Thence, with the line of Hampton Park Homeowners Association, North 65 Degrees 09 Minutes 55 Seconds West, a distance of 134.91 feet to a point.
Thence, North 44 Degrees 16 Minutes 43 Seconds East, a distance of 179.37 feet to a point.
Thence, South 86 Degrees 23 Minutes 09 Seconds East, a distance of 155.72 feet to a point.
Thence, North 87 Degrees 16 Minutes 51 Seconds East, a distance of 124.18 feet to a point.
Thence, South 83 Degrees 06 Minutes 41 Seconds East, a distance of 129.45 feet to a point. Said point being a common corner of the Hampton Park Homeowners Association property, the Bonnie Naff property and the property herein described.
Thence, with the line of Naff, South 04 Degrees 00 Minutes 36 Seconds West, a distance of 220.17 feet to a point.
Thence, South 84 Degrees 56 Minutes 38 Seconds East, a distance of 103.91 feet to a point. Said point being a common corner of the Bonnie Naff property and the property herein described.
Thence, severing the lands of James Butler, South 03 Degrees 28 Minutes 51 Seconds West, a distance of 103.65 feet to a point in the northerly line of Randall Butler. Said pin being the Southeast corner of the property herein described.

Karen Johnson Davidson County
Batch # 1362117 DEEDQC
12/29/2025 02:22:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251229-0102977

Thence, with the line of Randall Butler, North 74 Degrees 05 Minutes 52 Seconds West, a distance of 117.89 feet to the POINT OF BEGINNING.Said tract containing 2.75 acres or 119,797 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 James Butler by Quitclaim Deed from Randall Butler and Bonnie Naff of record in Instrument No. 20120412-0031330, Register's Office for Davidson County, Tennessee, dated April 6, 2012 and recorded on April 12, 2012.

This is part of the property known as: **929 Hermitage Ridge, Hermitage, Tennessee 37076**.

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

James 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, JAMES 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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-207-5918