QUITCLAIM DEED

SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-CM-25-932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Bonnie J Naff
Affiant

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

Sharon Stone
Notary Public

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

Karen Johnson Davidson County
Batch # 1362117 DEEDQC
12/29/2025 02:22:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251229-0102979

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:	
James Butler	James Butler	
(NAME)	(NAME)	P/O 074-00-0-087.00
929 Hermitage Ridge	929 Hermitage Ridge	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONNIE NAFF,** hereinafter called the Grantor, by these presents do 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 14th Council District of Davidson County, Tennessee and being bounded on the West, North, and East by the remaining lands of the Bonnie Naff property and on the South by James Butler and being more particularly described as follows:

Commencing from a point in the westerly margin of Hermitage Ridge road, said point being a common corner of the James Butler property and the Bonnie Naff property, Thence, with the line of Butler & Naff, North 51 Degrees 10 Minutes 26 Seconds West, a distance of 82.67 feet to a point. Thence, North 35 Degrees 27 Minutes 10 Seconds West, a distance of 183.78 feet to a point. Said point being the POINT OF BEGINNING.
Thence, with the line of Butler, North 35 Degrees 27 Minutes 10 Seconds West, a distance of 59.71 feet to a point.
Thence, North 08 Degrees 48 Minutes 33 Seconds West, a distance of 72.83 feet to a point.
Thence, North 84 Degrees 56 Minutes 38 Seconds West, a distance of 384.73 feet to a point.
Thence, leaving the line of Butler, severing the lands of the Bonnie Naff property, North 03 Degrees 28 Minutes 51 Seconds East, a distance of 78.25 feet to a point.
Thence, South 81 Degrees 26 Minutes 26 Seconds East, a distance of 397.74 feet to a point.
Thence, South 31 Degrees 33 Minutes 36 Seconds East, a distance of 107.61 feet to a point.
Thence, South 17 Degrees 14 Minutes 29 Seconds West, a distance of 85.58 feet to the POINT OF BEGINNING. Said tract containing 0.74 acres or 32,415 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated May 9, 2025.

Being part of the same property conveyed to Bonnie Naff by Quitclaim Deed from Randall Butler of record in Instrument No. 20090813-0076338 Register's Office for Davidson County, Tennessee, dated August 12, 2009 and recorded on August 13, 2009.

Being part of the same property conveyed to Bonnie Naff by Quitclaim Deed from James Butler of record in Instrument No. 20090814-0076428 Register's Office for Davidson County, Tennessee, dated August 12, 2009 and recorded on August 14, 2009.

This is a portion of property known as: **932 Hermitage Ridge, Hermitage, Tennessee 37076**.

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

Bonnie Naff

Bonnie Naff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SHARON STONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE NAFF, 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.

Sharon Stone

Notary Public

My Commission Expires: October 4, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903