Karen Johnson Davidson County
Batch# 1367451 DEEDQC
01/08/2026 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001603

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Nicole Ann Bluhm
2027 Neelys Bend Road
Madison, TN 37115

Send Tax Bill to:
Owner

Map-Parcel Numbers:
07400003600
07400010100

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January 2026.

Notary Public

My Commission Expires:
09/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **I, NICOLE ANN BLUHM,** HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **NICOLE ANN BLUHM,** HEREINAFTER CALLED GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN CERTAIN PARCELS OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is located at and commonly referred to as 2027 Neelys Bend Road, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of January 2026.

Nicole Ann Bluhm

Nicole Ann Bluhm

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Nicole Ann Bluhm,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2026.

My commission expires: 09/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

Tract 1

A TRACT OF LAND IN THE NINTH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE FINAL PLAT ENTITLED "RE-SUBDIVISION OF BLUHM PROPERTY AND LOT #2, ON THE MAP OF MARK THOMPSON'S TWO LOT SUBDIVISION" OF RECORD IN INSTRUMENT NUMBER 20250521-0040116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CONTAINING 6.096 ACRES, MORE OR LESS.

Tract 2

LAND IN THE NINTH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE [NOTE: DEED OF RECORD IN INSTRUMENT NO. 20251110-0089731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCORRECTLY IDENTIFIED THE COUNCIL DISTRICT AS THE 11TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE], AND BEING MORE PARTICULARLY DESCRIBED BY RAGAN SMITH, LLC, UNDER THE SUPERVISION OF KELLY C. KILGORE, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, LICENSE NUMBER 3439, AND BASED ON INFORMATION TAKEN FROM A BOUNDARY RETRACEMENT SURVEY PERFORMED BY W&A ENGINEERING DATED AUGUST 11, 2023, AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD (OLD) AT THE SOUTHWEST CORNER OF MORRILL INVESTMENTS, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20230815-0063614, R.O.D.C.T., SAID IRON ROD BEING IN A NORTH LINE OF METRO GOVERNMENT PROPERTY OF RECORD IN DEED BOOK 3788, PAGE 422, R.O.D.C.T., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, WITH SAID NORTH LINE OF SAID METRO GOVERNMENT PROPERTY, NORTH 82 DEGREES 23 MINUTES 09 SECONDS WEST, 440.52 FEET TO A 1/2" IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH" (TYPICAL) IN SAID NORTH LINE;

THENCE, LEAVING SAID NORTH LINE, WITH A NEW LINE OF DIVISION THROUGH SAID ROBINSON, ETAL. PROPERTY, NORTH 09 DEGREES 13 MINUTES 08 SECONDS WEST, 441.73 FEET TO A METAL FENCE POST AT THE SOUTHEAST CORNER OF NICOLE BLUHM PROPERTY OF RECORD IN INSTRUMENT NUMBER 20241030-0083440, R.O.D.C.T., THE SAME BEING LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "RESUBDIVISION OF BLUHM PROPERTY AND LOT #2, ON THE MAP OF MARK THOMPSON'S TWO LOT SUBDIVISION" [NOTE: DEED OF RECORD IN INSTRUMENT NO. 20251110-0089731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCORRECTLY INCLUDES "LOT 3" AT BEGINNING OF TITLE OF FINAL PLAT] OF RECORD IN INSTRUMENT NUMBER 20250521-0040116, R.O.D.C.T.;

THENCE, WITH THE EAST LINE OF SAID LOT 2, THE FOLLOWING FOUR (4) CALLS:

1. NORTH 03 DEGREES 10 MINUTES 10 SECONDS WEST, 289.88 FEET TO A WOODEN FENCE POST;

2. NORTH 02 DEGREES 08 MINUTES 46 SECONDS WEST, 106.14 FEET TO AN IRON ROD (NEW);

3. NORTH 06 DEGREES 30 MINUTES 56 SECONDS WEST, 77.07 FEET TO AN IRON ROD (NEW);

4. NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST, PASSING THROUGH AN IRON ROD NEW AT THE NORTHEAST CORNER OF SAID LOT 2 AT 207.49 FEET, AND CONTINUING THROUGH SAID ROBINSON, ETAL. PROPERTY FOR A TOTAL DISTANCE OF 219.99 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH NEW LINES OF DIVISION THROUGH SAID ROBINSON, ETAL. PROPERTY, THE FOLLOWING THREE (3) CALLS:

1. SOUTH 89 DEGREES 47 MINUTES 25 SECONDS EAST, 387.76 FEET TO AN IRON ROD (NEW);

2. NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, 58.39 FEET TO AN IRON ROD (NEW);

3. NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST, 677.53 FEET TO AN IRON ROD (NEW) IN A WEST LINE OF SAID METRO GOVERNMENT PROPERTY;

THENCE, WITH SAID WEST LINE, SOUTH 11 DEGREES 01 MINUTES 55 SECONDS WEST, 732.54 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID MORRILL INVESTMENTS, LLC PROPERTY;

THENCE, WITH NORTH AND WEST LINES OF SAID MORRILL INVESTMENTS, LLC PROPERTY THE FOLLOWING THREE (3) CALLS:

1. NORTH 84 DEGREES 58 MINUTES 28 SECONDS WEST, 36.60 FEET TO A WOODEN FENCE POST;

2. SOUTH 67 DEGREES 21 MINUTES 27 SECONDS WEST, 291.85 FEET TO AN IRON ROD (NEW);

3. SOUTH 10 DEGREES 57 MINUTES 22 SECONDS WEST, 424.42 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 958,514 SQUARE FEET OR 22.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NICOLE ANN BLUHM, BY SPECIAL WARRANTY DEED FROM MARK THOMPSON AND SHERYL ROBINSON THOMPSON, DATED NOVEMBER 6, 2025, OF RECORD IN INSTRUMENT NO. 20251110-0089731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This quit claim deed is made to consolidate Tract 1 and Tract 2 into one 28.096 +/- acres tract.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/6/2026. (date of document).

Affiant Signature

1/7/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

