Karen Johnson Davidson County
Batch # 1369908 DEEDQC
01/15/2026 10:19:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003726

This instrument prepared by:
Martha Brooke Perry
BALTHROP, PERRY & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Mikeal J. Palsgrove
Janet L. Palsgrove

TO:
Chris Thomas
5295 Ridge Road
Joelton, TN 37080

MAP/PARCEL: 028-00-0-144.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which we have for our stepson and son, we, Mikeal J. Palsgrove and wife, Janet L. Palsgrove, ("Grantors" herein) do hereby quitclaim and convey unto Chris Thomas, his heirs, successors, and assigns (herein "Grantee"), all our rights, title and interest, subject to rights of Grantors to be buried in the existing cemetery situated on the property and easement for others to access and use said cemetery as depicted in the attached survey, in and to the following described property:

> Land in Davidson County, located on the South margin of Ridge Road an described according to a survey by R. L. Montoya, Land and Surveying, Inc. as follows:
>
> Beginning at the common corner of Lots # 1 & 2 on the plan of Biggs Subdivision as of record in Plat Book 5800, Page 200 R.O.D.C., Tennessee; thence, with said South margin with a curve to the left, the radius being 581.25 feet, a distance of 111.06 feet to an iron pin; thence, along the north line of this described tract as follows: South 32 degrees 21 minutes 46 seconds East 137.04 feet to an iron pin; Thence, North 81 degrees 38 minutes 14 seconds East 6.05 feet to an iron pin; Thence, continuing along south margin of Ridge Road, south 15 degrees 15 minutes 15 seconds East 103.61 feet to an iron pin; Thence, along south line of this tract, South 72 degrees 20 minutes 22 seconds West 995.35 feet to an iron pin in the center of old Demonbreum Road; Thence, along said Center Line in a northerly direction North 7 degrees 19 minutes 44 seconds West 207.74 feet to an iron pin; Thence, North 2 degrees 43 minutes 55 seconds East 143.09 feet to an iron pin; Thence, North 10 degrees 34 minutes 10 seconds East 60.00 feet to an iron pin; Thence, leaving said road along the common line between lots # 1 & 2 of said property in a easterly direction North 84 degrees 51 minutes 13 seconds West, 703.77 feet to an iron pin; Thence, continuing with a common line between lots # 1 & 2 of these described tracts, South 12 degrees lots # 1 & 2 of these described tracts, South 12 degrees 59 minutes 18 seconds West 230.00 feet to the point of beginning, containing 5.65 acres more or less.
>
> Being the same property conveyed to Mikeal J. Palsgrove and wife, Janet L. Palsgrove by deed from Laysel Biggs and wife, Alzada Biggs, of record dated November 5, 1997 and recorded November 5, 1997 at Deed Book 10672, pages 920-921, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, encumbrances, limitations, restrictions or other matters as may affect the premises and to the rights of Grantors to be buried in the existing cemetery situated on the property, reserved here, and easement for others to access and use said cemetery as depicted in the attached survey.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 5 day of November, 2025

Mikeal J. Palsgrove
MIKEAL J. PALSGROVE

Janet L. Palsgrove
JANET L. PALSGROVE

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mikeal J. Palsgrove of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 5th day of November, 2025.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 7/25/29

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet L. Palsgrove of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 5th day of November, 2025.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 7/25/29

STATE OF Tennessee
COUNTY OF Cheatham

The actual consideration for this transfer is $ 0.00

GRANTEE/AFFIANT

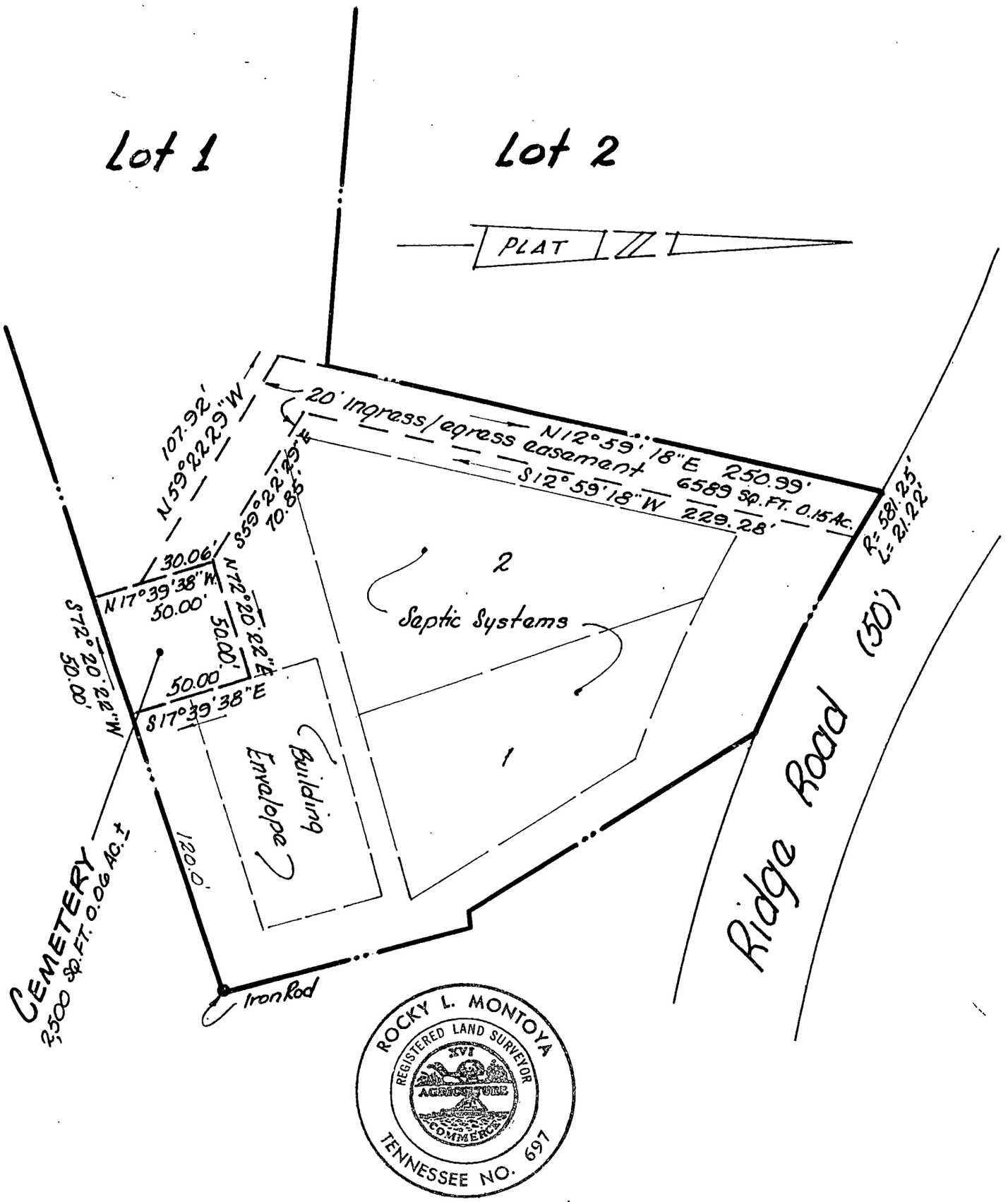
SWORN to and subscribed before me this the 7 day of November, 2025.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 9-13-2028

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. FURTHER, THE PREPARER MAKES NO REPRESENTATIONS OR OPINIONS AS TO THE STATUS OR MARKETABILITY OF TITLE, TAX CONSEQUENCES RELATED TO THE TRANSACTION HEREIN, OR APPLICATION OF ZONING OR OTHER LAWS OF RELEVANT GOVERNMENTAL AUTHORITY AND ASSUMES NO LIABILITY THEREFORE.



CEMETERY LOT DRAWING

PROPERTY OF Laysel Biggs
SUBDIVISION Biggs Subdivision
ADDRESS 5283 Ridge Road CITY Joelton COUNTY Davidson
LOT NO. P/O Lot 1 BLOCK PLAT BOOK 5800 PAGE 200
SCALE 1"=50' DATE 11-30-97 JOB NO. 81-1-6 BY Rocky L. Montoya TENN.R.L.S.NO.697

R. L. MONTOYA - LAND SURVEYING INC.
412 BASS STREET GOODLETTSVILLE, TENNESSEE 37072