This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1382841 DEEDQC
02/19/2026 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260219-0013303

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Bramblewood Acres Trust	Same	014 00 0 092.00
7173 Douglas Rd.		014 00 0 093.00
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Hezekiah Barge, Jr. and Dawn M. Barge, husband and wife, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Hezekiah Barge, Jr. and Dawn M. Barge, as Trustees of the Bramblewood Acres Trust, its successors and assigns. The real estate is described as follows:

TRACT 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS, DATED JULY 9, 1964, REVISED OCTOBER 20, 1964, AND REVISED MAY 31, 1965, AND BEING SHOWN AS TRACT 23 AND 23-A, ON SAID SURVEY AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 1864.0 FEET ON THE WESTERLY MARGIN OF DOUGLAS ROAD FROM THE NORTHWEST CORNER OF CLARKSVILLE HIGHWAY AND DOUGLAS ROAD; THENCE NORTH 82° 50' WEST, A DISTANCE OF 1596.4 FEET TO A POINT; THENCE NORTH 2° 15' EAST 2457.0 FEET TO A POINT AT AN OLD PLANTED STONE; THENCE SOUTH 87° 30' EAST 656.0 FEET TO A POINT AT AN OLD PLANTED STONE; THENCE SOUTH 3° 30' WEST ALONG AN OLD FENCE LINE 2350.0 FEET TO A POINT; THENCE SOUTH 85° 35' EAST 965.0 FEET TO A POINT IN THE WESTERLY MARGIN OF DOUGLAS ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY MARGIN OF DOUGLAS ROAD 190.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.2 ACRES, MORE OR LESS.

THERE IS INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE 1.01 ACRES HERETOFORE CONVEYED TO THE STATE OF TENNESSEE, OF RECORD IN BOOK 4566, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS DATED JULY 9, 1964, REVISED OCTOBER 20, 1964, AND REVISED MAY 31, 1965, AS FOLLOWS:

BEGINNING AT A POINT 1724.0 FEET ON THE WESTERLY MARGIN OF DOUGLAS ROAD FROM THE NORTHWEST CORNER OF CLARKSVILLE HIGHWAY AND DOUGLAS ROAD; THENCE N 83° 25' W, A DISTANCE OF 920.0 FEET TO A POINT; THENCE N 2° 00' W, A DISTANCE OF 140.0 FEET TO A POINT; THENCE S 82° 50' E, A DISTANCE OF 980.0 FEET TO A POINT IN THE WESTERLY MARGIN OF DOUGLAS ROAD; THENCE ALONG THE WESTERLY MARGIN OF DOUGLAS ROAD IN A SOUTHERLY DIRECTION A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 ACRES, MORE OR LESS.

Being the same property conveyed to Hezekiah Barge, Jr. and Dawn M. Barge, husband and wife by Warranty Deed from Duane O. Hanson and Suzanne L. Hanson, husband and wife, of record in Instrument No. 20180423-0037851, dated April 18, 2018, and recorded April 23, 2018, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 19th day of February, 2026.

Affiant _____

Notary Public _____ My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 7177 and 7171 Douglas Road, Joelton, TN 37080 .

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 19th day of February, 2026.

Hezekiah Barge, Jr., Grantor

Dawn M. Barge, Grantor

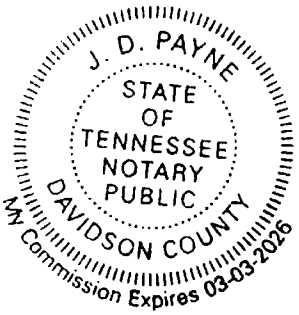
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hezekiah Barge, Jr. and Dawn M. Barge, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 19th day of February, 2026.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, R. Whitney Boyd, 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 February 19, 2026.

Date: 02/19/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 19, 2026.

Notary Public: J.D. Payne

My Commission Expires:

