Karen Johnson Davidson County
Batch# 1382842 DEEDQC
02/19/2026 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260219-0013304

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Bramblewood Acres Trust 7173 Douglas Rd. Joelton, TN 37080	Same	014 00 0 224.00

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 wife, Dawn M. Barge, ("**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:

A Tract of land located on Douglas Road in Davidson County, Tennessee being a Portion of the Property described in Instrument No. - 20180423 0037851, of the Register's Office of Davidson County belonging to Dawn M. & Hezekiah Barge, Jr. Being a Portion of Parcel I.D. - 01400009200 of the Property Assessor's Office of Davidson County. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Starting at a point 15 ft. from and Perpendicular to centerline and on the west margin of Douglas Road and being the southeast corner of a Permanent Access Easement, leading to Tract herein described. Said point is further located 1845 ft. ± north along Douglas Rd. from the centerline of Clarksville Pike (U.S. 41A). Thence, following the south boundary of said Easement, N 80°05'36" W - 198.86 ft., thence; S 64°51'34" W - 106.66 ft., thence; N 80°02'38" W - 124.97 ft., thence; N 36°49'08" W - 95.26 ft., thence; N 55°42'40" W - 64.66 ft., thence; N 74°05'28" W -500.85 ft. to an Iron Rod (new), thence; S 07°27'30" W - 15.65 ft. to an Iron Rod (new) set between an old and new fence, in the north line of Parcel I.D. - 01400007100 belonging to Beverly & Tarpley Jones as shown in Instrument - 20150520 0046639 and the Point of Beginning of Tract herein described and proceeding;

1) With the north line of Jones and generally along a fence, N 78°42'42" W - 503.29 ft. to an Iron Rod (old) on the west side of a fence intersection and in the east line of Parcel I.D. - 01400001700 belonging to Barbara J. & Harry F. Krantz as shown in Deed Book- 00007036 0000491, thence;
2) With the east line of Krantz and generally along a fence, N 06°30'31" E - 421.34 ft. to an Iron Rod (new) set in fence row, thence;
3) A new line, S 82°19'31" E - 509.15 ft. to an Iron Rod (new), being about 100 ft. west of property line of parent tract, thence;
4) A new line, S 07°27'30" W - 386.78 ft. to an Iron Rod (new) being the northwest corner of said Easement, thence;
5) A new line, S 07°27'30" W crossing a gravel drive to this property at about 27 ft. and continuing in all 50.55 ft. to an Iron Rod (new) the southwest corner of said Easement, thence;
6) A new line, S 07°27'30" W - 15.65 ft. to the point of Beginning containing 5.073 Acres, 220,975 Sq. R. more or less according to a Survey by Marvin T. Wright, RLS 2094.

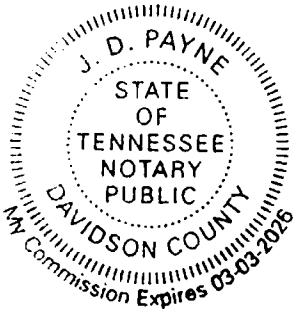
Being the same property conveyed to Hezekiah Barge, Jr. and wife, Dawn M. Barge, by Quitclaim Deed from Hezekiah Barge, Jr. and wife, Dawn M. Barge of record in Instrument No. 20190130-0008664, dated January 29, 2019, and recorded January 30, 2019, Register's Office for Davidson County, Tennessee.

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:

This is improved property known as 7173 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

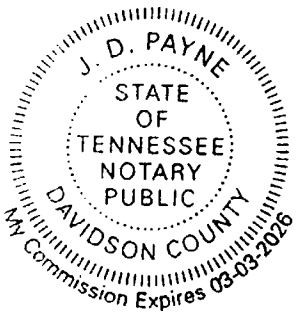
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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:

