PREPARED BY:
D. Scott Parsley
1300 Division Street, Suite 108
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1387116 DEEDQC
03/02/2026 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260302-0016210

Address New Owner and
Send Tax Bills To:
Jeffrey Brent Young
109 Freeman Hollow Court
Goodlettsville, TN 37072

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **ALI T. YOUNG**, for and in consideration of -0- dollars from the Divorce proceedings in the Circuit Court for Davidson County, Tennessee under docket number 25D-596, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, release, remise, quitclaim and convey unto **JEFFREY BRENT YOUNG** his heirs and assigns, all my right, title and interest in and to the following described real estate, to-wit:

TRACT1:

A CERTAIN TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF FREEMAN HOLLOW COURT, SAID POINT BEING THE MOST WESTERLY CORNER OF THE MICHAEL F. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 5003, PAGE 960 R.O.D.C., TN.; THENCE WITH SAID MARGIN S54°46'08"E 66. 71' TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE MORRIS E. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 4028, PAGE 107 R.O.D.C., TN.; THENCE WITH A COMMON LINE TO SAID AYERS PROPERTY N23°23'52E 125.52' TO A FENCE POST; THENCE N40°30'47"E 154.231 TO A FENCE POST; THENCE, N22°30'43"E 121.09' TO A POWER POLE; THENCE, N15°37'34"E 145.38' TO A FENCE POST; THENCE, N19°11'44"E 64.15' TO A POWER POLE IN THE NEW LINE COMMON TO THE JACKIE W. TATUM PROPERTY; THENCE, WITH SAID NEW LINE FOR THE NEXT 5 CALLS N55°25'41"E 113.53' TO A FENCE POST; THENCE, N75°00'52"E 81.56' TO A POWER POLE; THENCE, N88°46'24"E 94.23' TO A FENCE POST; THENCE, S81°55'21"E 103.38' TO A POWER POLE; THENCE, S83°44'00"E 204.27' TO A IRON ROD, SAID ROD BEING THE SOUTHWESTERLY CORNER OF THE JOSEPH R. STEWART PROPERTY AS EVIDENCE!D IN DEED BOOK 7583, PAGE 361 R.O.D.C., TN; THENCE, S85°25'07"E 652.70' TO A POINT IN THE WEST LINE OF THE JOSEPH E. SHAFFER PROPERTY AS EVIDENCED IN DEED BOOK 8313, PAGE 51 R.O.D.C.,TN.; THENCE, WITH SAID LINE S01°34'27"W 244.92' TO A POINT, SAID POINT BEING THE MOST NORTH CORNER OF THE MORRIS E. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 4028, PAGE 107 R.O.D.C, TN.; THENCE, WITH A COMMON LINE TO SAID AYERS PROPERTY S66°02'50W 305.82' TO A POINT, SAID

POINT BEING THE MOST EAST CORNER OF THE MICHAEL F. AYERS PROPERTY AS EVIDENCED IN DEED BOOK 5003 PAGE 960 R.O.D.C, TN.; THENCE WITH A COMMON UNE TO SAID AYERS PROPERTY N72°19'25"'W 818.88' TO A POINT: THENCE, S47°44'06W 474.24' TO A POINT, THENCE S06°19'10"W 66.09' TO THE POINT OF BEGINNING CONTAINING 8.83 ACRES MORE OR LESS. This improved property, known as: 109 Freeman Hollow Court, Goodlettsville, TN 37072.
Map/Parcel 011 00-0-152.00

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20010906-0096792 AND INSTRUMENT NO. 20010906-0096793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife, Wilma Smith Ayers in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee, shown as portion of Parcel 144.00 on Property Map 011, and being further described as follows:

Beginning at an iron pin (new), a corner to Charlie B. Lawrence (Instrument No. 20021119-0143173, and being the most easterly point of Morris E. Ayers property (Deed Book 4028, Page 107); thence, S 47° 44' 06" W a distance of 129.60 feet to an iron point (new) in the line of said Charlie B. Lawrence; thence, with a new dividing line N 25° 49' 11" E a distance of 51.40 feet to an iron pin (new) on the west side of a power pole; thence, continuing with a new line, N 19° 40' 53" E a distance of 193.88 feet to an iron pin (new) in the line of said Lawrence: thence, S 03° 19' 21" E a distance of 141.90 feet to the point of beginning, containing 0.15 acres (6618.71 square feet) according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated February 4, 2010. This is unimproved property known as: 3216 Freeman Hollow Rd., Goodlettsville, TN 37072.
Map/Parcel 011-00-0-059.01.

BEING the same property conveyed to Jeffrey Brent Young and Ali T. Young, husband and wife by Warranty Deed dated 11/13/2020 from Trent J. David and Ashley V. David, husband and wife, of record in Instrument No. 20201120-0136826, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20250124-0005466, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of February, 2026.

ALI T. YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ALI T. YOUNG**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 25th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: March 6, 2029.

ZACH YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm to the best of my knowledge, information and belief, this transfer is pursuant to divorce proceedings and is therefore exempt under T.C.A. 67-4-409.

AFFIANT, ALI T. YOUNG

Subscribed and sworn to before me this 25th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: March 6, 2029

ZACH YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/25/26.

Affiant Signature – Joshua A. Terry

2/26/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/26/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27