THIS INSTRUMENT WAS PREPARED BY:

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ATTORNEYS

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Karen Johnson Davidson County
Batch # 1389037 DEEDQC
03/05/2026 12:15:19 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20260305-0017759

FROM: **MITCHELL ROSS LANGLEY, SR.**
4134 BULL RUN ROAD
ASHLAND CITY, TENNESSEE 37015

TO: **ERIC K. LOCKERT, TRUSTEE**

FROM: **ERIC K. LOCKERT, TRUSTEE**

TO: **MITCHELL ROSS LANGLEY, SR.**
1515 POPLAR RIDGE ROAD
CHAPMANSBORO, TENNESSEE 37035

SEND TAX STATEMENTS TO:
SAME

MAP & PARCEL: 055-00-0-003.00
COUNTY: DAVIDSON

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, and the express purpose of settling the Estate of Vincent Ross Langley within Davidson County, Tennessee, and other good land management, the receipt of which is hereby acknowledged **I, Mitchell Ross Langley, Sr., Heir/Executor** of the **Estate of Vincent Ross Langley**; hereinafter, called the Grantor(s), by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **Eric K. Lockert, Trustee,** his successors and assigns, the following described tract or parcel of land in Davidson County:

> **Beginning at an iron rod (old), in the westerly margin of Bull Run Road, the southwest corner of a tract of land which belongs to Mike Brown, having a deed reference in Instrument No: 20051114-137036, RODCT, the northeast comer of this tract, and continuing with the westerly margin of Bull Run Road, as follows: South 18 deg. 10' 19" West, 120.40 feet to an iron pin (new); thence, with a curve to the right, having a radius of 1061.32 feet, an arc distance of 291.11 feet, and a chord bearing and distance of South 26 deg. 01° 48" West, 290.20 feet to an iron pin (new); thence, with a curve to the right, having a radius of 5222.19 feet, an arc distance of 180.92 feet, and a**

chord bearing and distance of South 34 deg. 52' 49" West, 180.91 feet to an iron pin (new); thence, North 50 deg. 24' 00" West, passing the westerly margin of Bull Run Road, the southeast corner of a tract of land which belongs to Gary W. Drumright, having a deed reference in Deed Book: 8360, Page: 832; RODCT, and continuing, in all 891.43 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Gary W Drumright; thence, continuing with the boundary of said tract of land which belongs to Gary W. Drumright as follows: North 28 deg. 32' 00" West, 268.38 feet to an iron pin (new); thence, North 22 deg. 25' 00" West 266.30 feet to an iron pin (new), a corner of said tract of land which belongs to Gary W. Drumright, in the southerly boundary of said tract of land which belongs to Mike Brown; thence, with an agreed boundary line of said tract which belongs to Mike Brown, as follows: South 54 deg. 57' 38" East 326.65 feet to an iron pin (old); thence, South 72 deg. 11' 26" East, 153.48 feet to a 15" Hackberry tree with remnants of old fence; thence, South 67 deg. 27' 18" East, 478.49 feet to an iron pin (old); thence, South 71 deg 44' 44" East, 346.93 feet, to the point of beginning, containing 10.40 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, dated October 30, 2008; revised December 31, 2008.

Being the same tracts of land combined which was conveyed to Vincent Ross Langley and wife, Mable Delois Langley from Vincent Ross Langley and wife, Mable Delois Langley, in a Quitclaim Deed of record, which is recorded in Davidson County Register of Deed's Office under the legal reference/instrument number: 20090116-0004199. Mable Delois Langley having passed on November 22, 2010; thereby, the above-described property having vested in her husband, Vincent Ross Langley, by tenants by the entirety. Vincent Ross Langley, having passed on September 19, 2024 leaving as his only natural heirs, Mitchell Ross Langley, Sr., Michael Langley, Michelle Clements, and Beverly Armstrong; furthermore, his estate having been filed with the Davidson County Circuit Court (Probate Division) of Davidson County, Tennessee under Probate Case Number: 24P2068 in that this real property was devised solely to Mitchell Ross Langley, Sr.

THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) and without the benefit of a survey. No title opinion has been given, nor has any title review/search been performed.

This is improved property known as: 4134 Bull Run Road, Ashland City, Tennessee 37015

And now I, **Eric K. Lockert, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **Mitchell Ross Langley, Sr.**, his heirs and assigns, the same property hereinabove described and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set their respective signatures and executed this instrument, on the following dates:

Mitchell Ross Langley SR

Mitchell Ross Langley, Sr., Grantor

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, _____, a Notary Public, in and for said County and State, the within named **Mitchell Ross Langley, Sr.,** the bargainor(s) and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he/she is the within named bargainor and that he/she executed the within instrument for the purpose therein contained and has such capacity to execute said instrument.

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee this the 20th of February 2026.

Presley H. Rhodes
Notary Public My Commission Expires: 9-16, 20 29

PRESLEY H. RHODES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES SEPTEMBER 16, 2029

Eric K. Lockert, Trustee

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, _____, a Notary Public, in and for said County and State, the within named bargainor, **Eric K. Lockert, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee this the 20th of February 2026.

Presley H. Rhodes
Notary Public My Commission Expires: 9-16, 20 29

PRESLEY H. RHODES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES SEPTEMBER 16, 2029

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by **Tennessee Code Annotated § 67-4-409 a (4) and (a)(6)(A)** the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($0.00).**

Mitchell Ross Langley SR

Mitchell Ross Langley, Sr., Affiant

Sworn to and subscribed before me, this the 20th of February 2026.

Presley H. Rhodes
Notary Public My Commission Expires: 9-16, 20 29

PRESLEY H. RHODES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES SEPTEMBER 16, 2029