NEW OWNER:
JAMES D. REDDICK, III
2213 CARTEL DRIVE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.



Map & Parcel No.: 08600004800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES D. REDDICK, III, a married man,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **JAMES D. REDDICK, III and wife, LISA V. REDDICK, as tenants by the entirety,** their heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being that part of the real property conveyed and described in a deed from R. E. Worrall, Clerk to Charles H. Smith and wife, Loveda Smith, of record in Book 3027, page 557, Register's Office for Davidson County, Tennessee, bounded on the south by the Dry Fork Creek, on the west by Dodson Chapel Road, on the north by Old Lebanon Dirt Road, on the west by L&N right-of-way and on the east by the said right-of-way and described according to a survey prepared by John J. O'Connor, TN RLS #458, dated March 22, 2002, as follows:

BEGININNG at a point at the intersection of Dobson Chapel Road and Old Lebanon Dirt Road, thence along the North line of Old Lebanon Dirt Road, N 83 deg. 07' 48" W, 1000.02 feet; thence S 70 deg. 00' 10" W, 503.98 feet; thence N 30 deg. 46' 08" W, 65.40 feet; thence N 25 deg. 54' 5" W, 124.80 feet; thence N 63 deg. 15' 43" W, 95.88 feet; thence N 89 deg. 03' 59" E, 67.24 feet to Dobson Chapel Road; thence with said road, N 06 deg. 44' 22" E, 216.59 feet to the point of beginning, containing 5.097 acres, more or less.

Being the same property conveyed to JAMES D. REDDICK, III, by Deed from Andrew Imperato, dated November 26, 2019, and of record in Instrument No. 20191203-0124399, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **428 OLD LEBANON DIRT ROAD, HERMITAGE, TN 37076.**

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 5th day of March, 2026.

JAMES D. REDDICK, III

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES D. REDDICK, III**, 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 purposes therein contained.

WITNESS my hand and official seal at office this 5th day of March, 2026.

Meredith Bayse
NOTARY PUBLIC

My commission expires:

MEREDITH BAYSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 08, 2027

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00**.

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this the 5th day of March, 2026.

Meredith Bayse
NOTARY PUBLIC

My commission expires: 