QUITCLAIM DEED

Karen Johnson
Batch # 1391630
03/12/2026 08:23:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260312-0019562

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Harold Ray Ragsdale
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MARCH, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-10-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Ray Ragsdale, Trustee of the Harold Ray Ragsdale Revocable Trust	New Owner	Map 116-10 Parcel 57
(NAME)	(NAME)	
311 Deer Park Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Harold Ray Ragsdale, ("Grantor")**, does hereby release, quit claim and convey unto **Harold Ray Ragsdale, Trustee of the Harold Ray Ragsdale Revocable Trust U/A dated August 30, 2011, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in the City of Belle Meade, Davidson County, Tennessee, and being Lot No. 1 on the Plan of Esther Oldham Faust Subdivision, of record in Book 2900, page 53, Register's Office for Davidson County, Tennessee, same being a resubdivision of part of Lot Nos. 31, 32, 33, 34 and all of Lot 35 on the plan of A. M. Bransford Subdivision of record in Book 421, page 139, said Register's Office, and more particularly described as follows:

Beginning at an iron pin at the intersection of the west margin of Deer Park Circle with the north margin of Deer Park Drive; thence, westerly 282.25 feet with a curve to the left having a radius of 1300 feet and a chord of N 72° 03' 45" W, 281.70 feet to an iron pin in the north margin of said Deer Park Drive; thence, continuing

westerly and with a curve to the left having a radius of 6300 feet 34.07 feet to a concrete monument; thence N 19° 20' E 179.00 feet to a concrete monument; thence S 75° 18' E, 105.00 feet to an iron pin; thence N 21° 45' E, 171.70 feet to an iron pin in the said margin of Deer Park Circle; thence southerly with the margin of Deer Park circle and a curve to the right of 228.23 feet, said curve having a radius of 200.00 feet and a chord of S 26° 59' 30" E. 216.10 feet to an iron pin; thence S 50° 42' W 203.96 feet to the point of beginning, containing 1.65 acres, more or less.

Being the same property conveyed to Harold Ray Ragsdale by deed from Helen S. Crain, of record in Book 9815, page 807, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 2900, page 53, Register's Office for Davidson County, Tennessee; and

2. Easement for Sanitary Sewers to the City of Belle Meade of record in Book 5799, page 523, said Register's Office.

Improved property known as 311 Deer Park Cir., Nashville, TN 37205.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS MY HAND this 5th day of March, 2026.

Harold Ray Ragsdale

Harold Ray Ragsdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of March, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold Ray Ragsdale**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as ~~his free~~ act and deed.

Ruffin Craig

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON