Karen Johnson Davidson County
Batch# 1403439 DEEDQC
04/08/2026 01:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260408-0028470

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Five Donkeys Trust **6370 Lickton Pike** **Goodlettsville, TN 37072**	**012-00-0-096.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PAUL F. RICHEY and wife, DEBORAH W. RICHEY** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **FIVE DONKEYS TRUST U/T/A DATED APRIL 8, 2026** ("Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 6 according to a survey by Ray G. Cole, Surveyor License No. 924, dated March 13, 1985 as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike which is the southwest corner of this tract and is 1048.86 feet, more or less, easterly of the southeast corner of the H.V. Hitt property as of record in Book 1560, page 145, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Lickton Pike North 22 deg. 6' 32" West 969.04 feet to an iron pin; thence South 74 deg. 21' 53" West 390 feet to an iron pin; thence North 21 deg. 29' 58" West 959.09 feet to an iron pin; thence South 83 deg. 9' 26" East 417.49 feet to an iron pin by corner post; thence along a fence South 79 deg. 47' 34" East 277.26 feet to an iron pin by corner post; thence South 11 deg. 25' 35" East 231.27 feet to a fence post; thence South 15 deg. 18' 35" East 112.25 feet to a large hackberry tree; thence South 26 deg. 49' 48" East 83.22 feet to a large hackberry tree; thence South 41 deg. 47' 3" East 222.60 feet to a 6-inch hackberry tree; thence South 55 deg. 19' 20" East 64.21 feet to an iron pin; thence leaving the fence line South 74 deg. 21' 53" West 154.60 feet to an iron pin; thence South 22 deg. 6' 32" East 980.34 feet to an iron pin in the northerly margin of Lickton Pike; thence along the northerly margin of Lickton Pike, South 79 deg. 51' 21" East 131.75 feet to the point of beginning, containing 14.009 acres, more or less.

Being the same property conveyed to PAUL F. RICHEY and wife, DEBORAH W. RICHEY, by deed from BOBBY O. STILLWELL and wife, SUE A. STILLWELL, of record in Instrument No. 20011029-0117666, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6370 Lickton Pike, Davidson County, Tennessee 37072.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 8th day of April, 2026.

GRANTORS:

Paul F. Richey

PAUL F. RICHEY

Deborah W. Richey

DEBORAH W. RICHEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **PAUL F. RICHEY and wife, DEBORAH W. RICHEY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of April, 2026.

Christina Baker

Notary Public

My Commission Expires: 06.20.28

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me,
this 8 day of April, 2026.

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Christina Baker

NOTARY PUBLIC

My Commission Expires: 06.20.28

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 April 8, 2026.

Affiant Signature

April 8, 2026
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 8 day of April, 2026.

Notary's Signature

My Commission Expires: 06.20.28

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY