Karen Johnson
Batch # 1424026
05/21/2026 03:17:07 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260521-0046636

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

LB-QCD-26-2600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The William Thompson & Laurel Cassidy Living Trust	**Same as New Owner**	
(NAME)	(NAME)	**037 00 0 066.00 & 037 00 0 077.00**
5600 Higdon Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE INTENT OF THE PARTIES HERETO, AND THE PURPOSE OF THIS CONVEYANCE, IS TO CONSOLIDATE THE TWO PARCELS HEREINAFTER DESCRIBTED INTO A SINGLE TAXABLE PARCEL.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY, TRUSTEES OF THE WILLIAM THOMPSON & LAUREL CASSIDY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY DATED NOVEMBER 19, 2025,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY, TRUSTEES OF THE WILLIAM THOMPSON & LAUREL CASSIDY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY DATED NOVEMBER 19, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tracts or parcels of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, fully described in **Exhibit A** attached hereto.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my/our hand(s) this the 20 day of May, 2026

William Clark Thompson and Laurel Sue Cassidy, Trustees of the William Thompson & Laurel Cassidy Living Trust, established by the Revocable Trust Agreement of William Clark Thompson and Laurel Sue Cassidy dated November 19, 2025

BY: William Clark Thompson
William Clark Thompson
Trustee

BY: Laurel Sue Cassidy
Laurel Sue Cassidy
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM CLARK THOMPSON, TRUSTEE of WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY, TRUSTEES OF THE WILLIAM THOMPSON & LAUREL CASSIDY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY DATED NOVEMBER 19, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20 day of May, 2026

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREL SUE CASSIDY, TRUSTEE of WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY, TRUSTEES OF THE WILLIAM THOMPSON & LAUREL CASSIDY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM CLARK THOMPSON AND LAUREL SUE CASSIDY DATED NOVEMBER 19, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20 day of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

EXHIBIT A
(Legal Descriptions)

(Parcel 037 00 0 066.00; Improved property known as: 5600 Higdon Road, Joelton, Tennessee 37080)

TRACT I:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee and being portions of that property conveyed to Virginia C. Team in the following deeds: Deed Book 6193, Page 056, Register's Office for Davidson County, Tennessee, and Deed Book 6194, Page 060, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated June 28, 1990 by Tommy E. Walker, TN License Number 1465 as follows:

Beginning at an existing iron pin, said pin being, the southeasterly corner of Mickey T. Franklin (Deed Book 5100, Page 113, Register's Office for Davidson County, Tennessee) and the southwesterly corner of said Virginia C. Team (Deed Book 6193, Page 056, Register's Office for Davidson County, Tennessee); thence with said Franklin's east line North 07 degrees 40 minutes 56 seconds West, 544.38 feet to an existing iron pin in a creek bed, said pin being the most northwesterly point of the herein described property; thence North 60 degrees 00 minutes 00 seconds East, 125.00 feet to a set iron pin; thence South 26 degrees 04 minutes 17 seconds East, 766.16 feet to a set iron pin; thence South 13 degrees 31 minutes 15 seconds East, 283.81 feet to a set iron pin; thence South 79 degrees 00 minutes 07 seconds West, 176.50 feet to an iron pin set at the base of a 8 inch white oak tree on the north side of a gravel road; thence North 26 degrees 24 minutes 13 seconds West, 182.13 feet to a set iron pin on the north side of said gravel road; thence North 48 degrees 25 minutes 26 seconds West, 163.36 feet to a set iron pin on the north side of said road; thence North 83 degrees 00 minutes 00 seconds East, 142.43 feet to an existing iron pin; thence North 62 degrees 16 minutes 38 seconds West, 229.85 feet to the point of beginning containing 5.087 acres more or less.

TRACT II:

Certain tract or parcel of land located in the 1 st Council District, 14th Civil District of Davidson County, Tennessee, being more particularly bounded and described by new lines as follows:
Commencing at an iron pin found near the northerly edge of an undeveloped 10' wide gravel road known as Paradise of Cotton Patch Road. Said iron pin located in the westerly line of the Mickey Terry Franklin lands known as Deed Book 5100, Page 113, Register's Office for Davidson County, Tennessee. Said iron pin being located South 66 degrees 04 minutes 42 seconds East, a distance of 2065.15 feet from the centerline intersection of Cotton Patch Road (50 foot R.O,W.) and Higdon Road, (50 foot R.O.W.) and also being located North 32 degrees 45 minutes 22 seconds East, a distance of 1718.58 feet from the centerline intersection of Higdon Road and Little Marrowbone Road said point being the POINT OF BEGINNING; thence with the southerly line of said Franklin lands, South 64 degrees, 56 minutes, 21 seconds East., distance of 115.11 feet to an iron pin found in the westerly line of the Jane Braddock lands known as Deed Book 8193, Page 352, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Braddock lands by two calls as follows: South 60 degrees 21 minutes 25 seconds East, a distance of 229.85 feet to an iron pin set; thence South 84 degrees 54 minutes 12 seconds West, a distance of 142.43 feet to an iron pin found in the northerly line of the Virginia Team lands known as Volume 6194, Page 60 and being near the easterly edge of Paradise of Cotton Patch Road; thence generally with the easterly line of said road, North 42 degrees 48 minutes 22 seconds West, a distance of 238.66 feet to POINT OF BEGINNING; said described tract containing within said bounds, 0.3329 acres of land, more or less, in accordance with a survey prepared by Robert Crabtree, TLS No, 2312, dated June 10, 2007.

Being a portion of the same property conveyed to William Clark Thompson and Laurel Sue Cassidy, Trustees of the William Thompson & Laurel Cassidy Living Trust, established by the Revocable Trust Agreement of William Clark Thompson and Laurel Sue Cassidy dated November 19, 2025, by Quitclaim Deed from William Clark Thompson and wife, Laurel Sue Cassidy, of record as Instrument No. 20251120-0092907, Register's Office for Davidson County, Tennessee.

(Parcel 037 00 0 077.00; Unimproved property known as: 0 Higdon Road, Joelton, Tennessee 37080)

The tract labeled 3.00 acres on the boundary survey for and division for Susan A. Conway and Douglas M. Conway dated September 18, 2024, by Chapdelaine & Associates

Being a tract of land as shown on Property Map 37, Assessor's Office and lying wholly within the 1st Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Bounded in general by paradise of cotton patch road on the north; William Clark Thompson on the east; Dwight P. Wiles on the south; Susan Conway's remainder on the west, more particularly described as follows:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

Beginning at a ½" iron pin set (N:705803.68 E:1687589.59) on the edge of a gravel drive (Paradise Of Cotton Patch Road) thence S62°08'12"E 45.69' to an existing ½" iron pin on the north side of the gravel drive; thence S41°20'46"E 238.69' to an existing " iron pin, a southwesterly corner of William Clark Thompson (Ref. Instrument# 20221114-0121310- Property Map 37 Parcel 66) thence with Thompson's west and south lines s44°03'11"e 163.38' to an existing ½" iron pin (bent); thence S22°10'38"E 181.80' to an existing ½" iron pin at the base of a tree; thence N83°07'01"E 176.97' to an existing ½" iron pin in the west line of DWIGHT P. WILES (REF. INSTRUMENT# 20080507-0046943- PROPERTY ??? 37 PARCEL 34); thence with Wiles' west and south lines N83°07'01"E 176.97' to an existing ½" iron pin; thence S12°05'29"W 151.65' to 20" marled poplar tree; thence S67°25'52"W 290.05' to a ½" iron pin set; thence leaving Wiles and severing the Susan A. Conway property N19°28'59"W passing a ½" witness iron pin set at 731.96' in all 768.74' to the point of beginning, containing 3.00 acres, more or less, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 18, 2024, Job No. 8348.

Being a portion of the same property conveyed to William Clark Thompson and Laurel Sue Cassidy, Trustees of the William Thompson & Laurel Cassidy Living Trust, established by the Revocable Trust Agreement of William Clark Thompson and Laurel Sue Cassidy dated November 19, 2025, by Quitclaim Deed from William Clark Thompson and wife, Laurel Sue Cassidy, of record as Instrument No. 20251120-0092907, Register's Office for Davidson County, Tennessee.

The above-described property, commonly known as 0 Higdon Road, Joelton, Tennessee 37080, shall not be used as a building site for any residence pursuant to a restriction set forth in a certain Warranty Deed of record in Instrument No. 20241121-0091038, Register's Office for Davidson County, Tennessee.