Karen Johnson Davidson County
Batch# 1429271 DEEDQC
06/08/2026 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051233

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.**

Subscribed and sworn to before me this 2 day of June, 2026.

Notary Public Affiant

My Commission Expires: 2/10/2030

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Joseph Duke Sutherland & Gloria Jean Sutherland 5046 Brick Church Pike Goodlettsville, TN 37072	**Same as New Owner.**	**P/O 02400037800**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CARI WRIGHT AND HUSBAND, FRANK WRIGHT,** by these presents does hereby quitclaim and convey unto **JOSEPH DUKE SUTHERLAND AND GLORIA SUTHERLAND, HUSBAND AND WIFE**, and their successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Being a tract of land in the 3rd Council District of Davidson County Tennessee, and a portion of that property conveyed to Frank & Cari Wright in Quitclaim Deed of record in Instrument No. 20220317-0031352, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 04/17/26 as follows:

Beginning at an existing iron pin in the northerly margin of Brick Church Pike, said pin being the most southwest corner of Frank & Cari Wright in Quitclaim Deed of record in Instrument No. 20220317-0031352 R.O.D.C.T., and the most southwest corner of herein triangular shaped tract of land; thence N 26°24'47" W, 400.96' to an existing iron pin; thence with a new line S 33°30'32" E, 404.73' to a set iron pin in the northerly margin of Brick Church Pike; thence with said margin S 64°21'08" W, 50.00' to the point of beginning containing 0.230 acres.

Being a portion of the same property conveyed to Cari Wright and Husband, Frank Wright, a one-half undivided interest (50%) in deeds of record in Instrument No. 20211215-0165975 and Instrument No. 20220317-0031352, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 5010 Brick Church Pike, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 2 day of June 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

Cari Wright
CARI WRIGHT

FRANK WRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Devin F. Park, a Notary Public in and for said County and State, **CARI WRIGHT AND FRANK WRIGHT,** the within named Bargainor, 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 Goodlettsville, Tennessee this the 2 day of June, 2026.

NOTARY PUBLIC
My Commission Exp: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **6/2/2026** [DATE].

AFFIANT SIGNATURE

6/2/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **2nd** day of **June**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

