Karen Johnson Davidson County
Batch# 1437256 DEEDQC
06/23/2026 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260623-0056496

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
Side Piece Trust	**NEW OWNER**	**017 00 0 138.00**
c/o Legina Chaudoin, Trustee		**017 00 0 139.00**
O'Neil Hagaman, LLC		
3310 West End Ave. #400		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Legina Chaudoin, Trustee of the Side Piece Trust, u/a/d May 12, 2026,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Legina Chaudoin, Trustee of the Side Piece Trust, u/a/d May 12, 2026**, the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

This is improved real property known as: 5623 Lickton Pike, Goodlettsville, TN 37072 and 5629 Lickton Pike, Goodlettsville, TN 37072.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

[Remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18 day of June, 2026.

The Side Piece Trust, u/a/d May 12, 2026

By: Legina Chaudoin
Legina Chaudoin
Its: Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Legina Chaudoin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be **Trustee** of **The Side Piece Trust**, the within named bargainor, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by personally signing the name of the Trust as its Trustee.

Witness my hand and official seal this the 18 day of June, 2026.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Tracey Perry
Affiant

Subscribed and sworn to before me this 18 day of June, 2026.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

EXHIBIT A

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 10, 2026

The following paragraphs describe two (2) tracts of land in the 10th Civil District of Davidson County, Tennessee, Tract 1 being a portion of that property which was conveyed to Mary Gwendolyn Walker, by Dana Nichole Davis, in a deed of record which is recorded in Instrument Number (I.N.) 20231121-0090363, Register's Office for Davidson County, Tennessee, (RODCT), and Tract 2 being that property which was conveyed to Mary Gwendolyn Mosby Walker, by Mary Gwendolyn Walker, in a deed of record which is recorded in I.N. 20260109-0002169, RODCT.

Tract 1

Beginning at an iron pin (old) in the southerly margin of Lickton Pike, the northeast corner of a tract of land which belongs to The JSP Community Property Trust, having a deed reference in I.N. 20251222-0101418, RODCT, the most northerly northwest corner of this tract and continuing, as follows:
with a curve to the right, having a radius of 1372.72 feet, an arc distance of 80.07 feet, and a chord bearing and distance of N 70°10'41" E, 80.06 feet to an iron pin (new), in the southerly margin of Lickton Pike, the northwest corner of Tract 2, this survey;
thence with the boundary of said Tract 2, as follows:
S 14°06'07" E, passing a witness pin (new), at 182.37 feet, and continuing on in all, 202.37 feet to a point in Cummings Branch;
thence, N 79°41'09" E, 198.21 feet to a point in Cummings Branch, in the westerly boundary of a tract of land which belongs to William H. Eaton, Jr., having a deed reference in Deed Book 10632, Page 405, RODCT, marked by a witness pin (new), on the northerly side of said branch, (at N 08°36'07" W, 20.00 feet from said point);
thence, S 08°36'07" E, 21.51 feet to an iron pin (new), a common corner of said tract of land which belongs to William H. Eaton, Jr., and a tract of land which belongs to Brandon Darryl Kiser, having a deed reference in I.N. 20200908-01216, RODCT;
thence, S 40°42'57" W, entering into a driveway, and continuing on in all, 79.87 feet to a point in said driveway;
thence generally with the center of said drive, as follows:
S 56°40'36" W, 217.39 feet;
thence, S 82°55'58" W, 65.00 feet;
thence, S 85°18'02" W, 27.67 feet to a point in the center of said drive, in the northerly boundary of a tract of land which belongs to Melissa Galbreath, having a deed reference in Deed Book 10425, Page 465, RODCT, a corner of said tract of land which belongs to The JSP Community Property Trust;
thence leaving said driveway, and continuing with the boundary of said tract of land which belongs to The JSP Community Property Trust, as follows:
N 02°51'54" W, 22.08 feet to an iron pin (old);
thence, N 62°44'11" W, passing a witness pin (old), at 169.29 feet, and continuing on in all, 192.71 feet to a point in Cummings Branch;
thence, N 77°25'31" E, 227.14 feet to a point in Cummings Branch;

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

thence leaving said branch, N 14°01'27" W, passing a witness pin (old), at 12.92 feet, and continuing on in all, 191.05 feet, to the point of beginning, containing **1.48 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 10, 2026.

Tract 2

Beginning at an iron pin (new) in the southerly margin of Lickton Pike, a corner of Tract 1, this survey, said iron pin being located from an iron pin (old), in the southerly margin of said pike, a common corner of a tract of land which belongs to Tract 1, this survey and The JSP Community Property Trust, having a deed reference in I.N. 20251222-0101418, RODCT,
N 70°10'41" E, 80.06 feet, **to the point of beginning,** the northwest corner of this tract and continuing with the southerly margin of said road, as follows:
with a curve to the right, having a radius of 1372.72 feet, an arc distance of 3.76 feet, and a chord bearing and distance of N 71°55'39" E, 3.76 feet to an iron pin (new);
thence, N 72°00'22" E, 216.72 feet to an iron pin (new), in the southerly margin of Lickton Pike, in the westerly boundary of a tract of land which belongs to William H. Eaton, Jr., having a deed reference in Deed Book 10632, Page 405, RODCT;
thence, S 08°36'07" E, passing a witness pin (new), at 211.50 feet, and continuing on in all, 231.50 feet to a point in Cummings Branch, in the westerly boundary of said tract of land which belongs to William H. Eaton, Jr., a corner of said Tract 1;
thence with the boundary of said Tract 1, as follows:
S 79°41'09" W, 198.21 feet to a point in Cummings Branch;
thence leaving said branch, N 14°06'07" W, passing a witness pin (new), at 20.00 feet, and continuing on in all, 202.37 feet, to the point of beginning, containing **1.04 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 10, 2026.

The above described tracts of land are subject to a portion of a 30' Ingress, and Egress Easement of record in I.N. 201911326-0122286, RODCT, (a/k/a Old Lickton Pike), as shown on the plat this survey.

The above described tracts of land may be found on Tax Map 17, Parcels 138 and 139, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Side Piece Trust by Warranty Deed from Mary Gwendolyn Walker, of record in Instrument No. __202606230056495_____Register's Office for Davidson County, Tennessee, dated June ____, 2026 and recorded on _____ ___, 2026.

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 18, 2026.

Tracey Perry
Signature

Date: 6-22-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 22 day of June 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028