Karen Johnson
Batch # 1438051
06/25/2026 08:49:07 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260625-0057280

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville. TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That Shane G. Kville, (herein "Grantor") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quitclaim and convey unto Shane G. Kville, or his Successor(s), as Trustee of the Revocable Shane G. Kville Living Trust 2026, dated June 22nd, 2026 (herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Goodlettsville, State of Tennessee, to wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Tract No. 2 according to a survey by Cummings Assoc. Land Surveyors, No. 1513, March 20, 1992, JOB 92-002(s) and of record in Plat Book 8250, Page 098, and more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly right of way (25 feet from the centerline) of Lickton Pike with the westerly boundary line of Lot 1 of J.B. Nettles Property, of record in Plat Book 8250, Page 98 in the Register's Office of Davidson County, Tennessee; Thence, with said boundary line, as follows: South 18 degrees 04 minutes 59 seconds East 178.38 feet to an iron pin, South 2 degrees 41 minutes 14 seconds East 20.48 feet to an iron pin, South 62 degrees 54 minutes 45 seconds West 25.40 feet to an iron pin, South 58 degrees 59 minutes 45 seconds West 86.02 feet to an iron pin, South 65 degrees 32 minutes 47 seconds West 40.31 feet to an iron pin, South 63 degrees 24 minutes 00 seconds West 65.87 feet to an iron pin, North 38 degrees 42 minutes 43 seconds West 424.54 feet to an iron pin, South 51 degrees 17 minutes 17 seconds West 329.63 feet to an iron pin in the easterly boundary line of property owned by Nancy Bennett, of record in Deed Book 7094 Page 405, in said Register's Office Thence, with said boundary line, North 35 degrees 25 minutes 29 seconds West 135.66 feet to an iron pin in the easterly boundary line of property owned by Mark Morris, of record in Deed Book 6573, Page 711 in said Register's Office; Thence, with said boundary line, North 1 degree 28 minutes 50 seconds East 380.12 feet to an iron pin intercepting a curve, in said Lickton Pike, concave to the southwest and having a radius of 1350.00 feet; Thence, with said curve and right-of-way an arc distance of 208.49 feet through central angle of 8 degrees 50 minutes 45 seconds (ch. South 68 degrees 49 minutes 08 seconds East 208.22 feet) to the point of tangency; Thence, with said right-of-way, South 64 degrees 26 minutes 20 seconds East 391.72 feet to the beginning of a curve concave to the northeast and having a radius of 925.00 feet; Thence, with said curve and right-of-way an arc distance of 197.81 feet through a central angle of 12 degrees 15 minutes 09 seconds (ch. South 67 degrees 50 minutes 02 seconds East 197.43) to the Beginning containing 5.13 Acres, more or less.

Property 6549 Lickton Pike, Goodlettsville, TN 37072-Parcel No. 012 00 0 027.00

TRACT TWO:

Land in Davidson County, Tennessee, being Tract No. 1 according to a survey by Cummings Assoc. Land Surveyor, No. 1513, March 20, 1992, JOB 92-002(S) and of record in Plat Book 8250, Page 098, and more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly right of way (25 feet from the centerline) of Lickton Pike with the easterly line of Tract No. 2 of J.B. Nettles Property, of record in Plat Book 8250, Page 98, in the register's office of Davidson County, Tennessee; thence with the southerly margin of Lickton Pike in an easterly direction 57.93 feet to an old iron pin; thence 16 deg. 04' 59" E 155 feet to an iron pin; thence S 2 deg. 41' 14" E 52.72 feet to an iron pin; thence S 52 deg. 54' 45" W 54.42 feet to an iron pin; thence S 58 deg. 59' 45" W 91.54 feet to an iron pin; thence S 65 deg. 32' 47" W 42.23 feet to an iron pin; thence S 63 deg. 24' 00" W 429.56 feet to an iron pin; thence N 38 deg. 36' 30" W 85.91 feet to an iron pin; thence N 27 deg. 28' 13" W 139.60 feet to an iron pin; thence N 35 deg. 25' 29" W 171.37 feet to an iron pin; thence N 51 deg. 17' 17" E 329.63 feet to an iron pin; thence S 38 deg. 42' 43" E 424.54 feet to an iron pin; thence N 63 deg. 24' 00" E 65.87 feet to an iron pin; thence N 65 deg. 32' 47" E 40.31 feet to an iron pin; thence N. 58 deg. 59' 45" E 86.02 feet to an iron pin; thence N 62 deg. 54' 45" E 25.40 feet to an iron pin; thence N 2 deg. 41' 14" W 20.48 feet to an iron pin; thence N 18 deg. 04' 59" W 178.38 feet to the beginning.

Property 6551 Lickton Pike, Goodlettsville, TN 37072-Tax ID: 012 00 0 184.00

BEING the same properties conveyed to Shane G. Kville, an unmarried man, from Brenda G. Neely, widow, by Warranty Deed on April 22nd, 2016, and recorded on April 26th, 2016, Instrument No. 20160426-0040598, Register's Office, Davidson County, Tennessee.

This is improved property, known as 6549 and 6551 Lickton Pike, Goodlettsville, TN 37072.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 22nd day of June, 2026.

Grantor:

X _____
Shane G. Kville

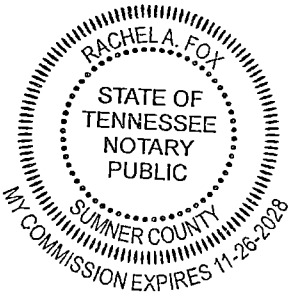
RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Shane G. Kville, as Trustee of the Revocable Shane G. KvilleLiving Trust 2026 6549 Lickton Pike, Goodlettsville, TN 37072	Shane G. Kville, as Trustee of the Revocable Shane G. Kville Living Trust 2026 6549 Lickton Pike, Goodlettsville, TN 37072	**012 00 0 027.00 and 012 00 0 184.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shane G. Kville to me known to be the persons described in and who executed the foregoing, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of June, 2026.



Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Shane G. Kville, as Trustee of the Revocable Shane G. Kville Living Trust 2026, dated June 22nd, 2026,

Address: 6549 Lickton Pike, Goodlettsville, TN 37072.

Grantee:

X _____

Shane G. Kville, as Trustee of the Shane G. Kville Living Trust 2026, dated June 22nd, 2026.

Subscribed and sworn to before me this 22nd day of June, 2026.

_____

Notary Public:

