QUITCLAIM DEED

Karen Johnson
Batch # 1445188
07/13/2026 08:37:47 AM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDQC
6 pgs

20260713-0062673

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 10 day of July, 2026.

Notary Public

My commission expires: 08-18-29 (AFFIX SEAL)

NANCY KING CRAWFORD NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
310 Demonbreun St. #1405
Nashville, TN 37201
(615) 812-1886

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
Lisa S. Moore et al.	Lisa S. Moore et al.	Map 18, Parcel 32
401 Placid Grove Lane Goodlettsville, TN 37072	401 Placid Grove Lane, Goodlettsville, TN 37072	Map 18, Parcel 31

KNOW ALL MEN BY THESE PRESENTS that we, Lisa S. Moore, Leslie S. Rigney n/k/a Leslie Crump and Linde S. Waller (hereinafter referred to collectively as Grantor), for and in consideration of the sum of One and No/100 Dollars ($1.00) hereby release, remise, quitclaim and convey unto Lisa S. Moore, Leslie S. Rigney n/k/a Leslie Crump and Linde S. Waller, (the Grantees) each as to a one-third undivided interest all right, title and interest in and to the following described real estate in Davidson County, Tennessee, to wit: The sole purpose of this conveyance is to combine two adjoining tracts of land owned by the same individuals into one tax map and parcel.

PARCEL ONE:

THE TRACT OF LAND SET APART TO R.R. BLAIR IN THE DIVISION OF THE ESTATE OF WM. G. BLAIR AND CONTAINING 9-69/100 ACRES AND BEING PART OF TRACT OF LAND CONVEYED BY DEED OF G.W. WILLIAMS TO WM. G. BLAIR AND RECORDED IN BOOK 28, PAGE 597, R.O.D.C. DEED OF PARTITION IN WHICH SAID TRACT WAS SET APART TO B.R.BLAIR, RECORDED IN BOOK 230, PAGE 416, R.O.D.C. TO WHICH REFERENCE FOR LINES IS HERE MADE.

AND ALSO BEGINNING AT A STAKE IN T.L. DRAKE'S WEST BOUNDARY LINE AT THE SOUTHWEST CORNER OF HIS ORCHARD; THENCE SOUTH WITH T.L. DRAKE'S LINE 34.7 POLES TO HIS CORNER IN J.N. PEAY'S NORTH BOUNDARY LINE; THENCE WEST WITH HIS LINE 31.8 POLES TO A STONE T.H. APPLETON'S CORNER NEAR THE DRIPPING SPRING; THENCE NORTH WITH APPLETON'S LINE TO A STAKE 6.15 POLES FROM COLE'S

SOUTHEAST CORNER APPLETON'S NORTHWEST CORNER IN E.C. DRAKE'S LINE: THENCE EAST WITH FENCE 31.8 POLES TO THE BEGINNING, CONTAINING TEN (10) ACRES MORE OR LESS. AND BY BOTH TRACTS OF LAND BEING THE SAME PROPERTY CONVEYED TO AMELIA APPLETON ATKINSON BY WARRANTY DEED OF RECORD IN BOOK 4414, PAGE 331, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LISA S. MOORE, LESLIE S. RIGNEY N/K/A LESLIE CRUMP AND LINDE S. WALLER EACH AS TO A ONE-THIRD UNDIVIDED INTEREST BY EXECUTOR DEED FROM LISA S. MOORE, EXECUTOR OF THE ESTATE OF DONNA P. STEPHENS, OF RECORD IN INSTRUMENT NO. 20230823-0066074, DAVIDSON COUNTY REGISTER OF DEEDS.

This is unimproved property known as 0 Brick Church Pike, Goodlettsville, Tennessee 37072 in Davidson County, Tennessee.

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

PARCEL TWO:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY AS FOLLOWS:

BEGINNING AT A POINT IN LUMSLEY FORK, IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM, HAVING A DEED REFERENCE IN DEED BOOK 5066, PAGE 708, RODCT, SAID POINT BEING LOCATED FROM A CONCRETE MONUMENT (OLD), IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, THE NORTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM.

S 12 28'56" E, 8.70 FEET, TO THE POINT OF BEGINNING, THE NORTHWEST CORNER OF THIS TRACT, MARKED BY A WITNESS PIN (NEW), ON THE SOUTHERLY SIDE OF LUMSLEY FORK, AND CONTINUING, AS FOLLOWS:

N 84 26'46" E, 343.70 FEET TO A POINT IN LUMSLEY FORK, IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, MARKED BY A WITNESS PIN (NEW), ON THE SOUTHERLY BANK OF LUMSLEY FORK;

THENCE WITH A NEW LINE, AS FOLLOWS:
S 00 00'00" W, 341.40 FEET TO AN IRON PIN (NEW);

THENCE, S 37 23'50" E, 627.95 FEET TO AN IRON PIN (NEW);

THENCE, S 02 23'56" W, 503.63 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, HAVING A DEED REFERENCE IN DEED BOOK 4434, PAGE 77, RODCT;

THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, AS FOLLOWS:

N 87 36'04" W. 367.13 FEET TO AN IRON PIN (OLD);

THENCE, N 04 40'42"E, 112.72 FEET TO AN IRON PIN (OLD):

THENCE, N 84 37'33" W, 85.15 FEET TO A CONCRETE MONUMENT (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM; N 12 28'56" W, 1202.94 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.25 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/8/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED APRIL 15, 2015.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO AND SERVED BY A SHARED DRIVEWAY EASEMENT, WHICH IS DESCRIBED, HEREIN.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 12' INGRESS AND EGRESS EASEMENT OF RECORD IN DEED BOOK 5658, PAGE 626, RODCT, AND ALSO A 150' TENNESSEE VALLEY AUTHORITY EASEMENT, AS SHOWN ON THE PLAT, THIS SURVEY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES M. ANDERSON BY INSTALLMENT DEED FROM DR. JAMES S. HASTIE, OF RECORD IN DEED BOOK 5658, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RESTRICTIONS: THE ABOVE-DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS. SAID RESTRICTIONS WILL EXPIRE 25 YEARS FROM DATE OF THIS DEED.

1. THIS PROPERTY IS RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. NO MULTI-FAMILY DWELLINGS ARE PERMITTED.
2. NO SINGLE-WIDE MOBILE HOME, DOUBLEWIDE MOBILE HOMES, PREFAB OR MANUFACTURED HOME, TRAILER, RECREATIONAL VEHICLE, TENT, BASEMENT HOUSE SHALL BE ERECTED ON THE PROPERTY AND/OR USED AS EITHER TEMPORARY OR PERMANENT RESIDENCE. ALL HOUSES SHALL BE BRICK OR STONE TO GRADE, LOG PERMITTED.
3. THERE SHALL BE NO OUTSIDE RADIO ANTENNAS OR SATELLITE TOWERS ALLOWED.
4. NO JUNK VEHICLES SHALL REMAIN ON THE PROPERTY FOR ANY TIME PERIOD WITH JUNK VEHICLE BEING DEFINED AS A VEHICLE THAT IS INOPERABLE FOR A PERIOD OF MORE THAN TEN (10) DAYS.
5. THERE WILL BE NO DEBRIS, JUNK OR GARBAGE ALLOWED ON THE PROPERTY AT ANY TIME.
6. NO NOXIOUS OR OFFENSIVE OPERATIONS SHALL BE CONDUCTED OR MAINTAINED ON THE PROPERTY OR ANY DIVIDED LOT, INCLUDING ANYTHING WHICH CAUSES EXCESSIVE NOISE OR AIR QUALITY PROBLEMS. NOTHING SHALL BE DONE ON THE PROPERTY OR ANY LOT THAT MAY CONSTITUTE ANUISANCE OR UNREASONABLE ANNOYANCE TO THE NEIGHBORHOOD.

7. TRACT SHALL NOT BE PURCHASED FOR THE SOLE PURPOSE OF DIRT OR SOD REMOVAL.
8. IF ANY PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE.ANY OF THE COVENANTS OR RESTRICTIONS HEREIN, DURING THE TIME PERIOD SET OUT ABOVE, IT SHALL BE LAWFUL FOR THE SELLER OR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER PROPERTY IN THIS DEVELOPMENT TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND RESTRICTIONS, TO ENJOIN SUCH VIOLATION AND/OR FOR DAMAGES. ANY GRANTEE, HEIRS OR ASSIGNS IN VIOLATION OF THESE RESTRICTIVE COVENANTS SHALL BE RESPONSIBLE FOR PAYMENTS OF ALL EXPENSES INCURRED IN ENFORCING SAID RESTRICTIVE COVENANTS INCLUDING REASONABLE ATTORNEY FEES.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2026.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

BEING THE SAME PROPERTY CONVEYED TO LISA S. MOORE, LESLIE S. RIGNEY N/K/A LESLIE CRUMP AND LINDE S. WALLER EACH AS TO A ONE-THIRD UNDIVIDED INTEREST BY EXECUTOR DEED FROM LISA S. MOORE, EXECUTOR OF THE ESTATE OF DONNA P. STEPHENS, OF RECORD IN INSTRUMENT NO. 20230823-0066075, DAVIDSON COUNTY REGISTER OF DEEDS.

The legal description contained herein is the same legal description contained in the previous Deed of record.

This is unimproved property known as 0 Brick Church Pike, Goodlettsville, Tennessee 37072 in Davidson County, Tennessee.

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

Lisa S. Moore

Leslie S. Rigney n/k/a Leslie Crump

Linde S. Waller

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Lisa S. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of July, 2026.

Nancy King Crawford
Notary Public

My Commission Expires: 2-18-29

NANCY KING CRAWFORD
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Leslie S. Rigney n/k/a Leslie Crump, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of July, 2026.

Nancy King Crawford
Notary Public

My Commission Expires: 2-18-29

NANCY KING CRAWFORD
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Linde S. Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of July, 2026.

NANCY KING CRAWFORD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 7/19/29