Karen Johnson Davidson County
Batch # 1451302 DEEDQC
07/23/2026 02:31:17 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20260723-0067181

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Ruth A. Draper
AFFIANT

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

PEGGY SMITH NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY

NOTARY PUBLIC

My Commission expires: 4/18/27

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26050056

Address of New Owner	Send Tax Bills To:	Tax Information:
Ruth A. Draper	Same	**034-03-0-129.00 AND**
105 Oak Park Lane		**034-03-0-085.00**
Madison, TN 37115		**TO BE COMBINED**

QUITCLAIM DEED

For good and valuable consideration, I, **Ruth A. Draper**, do hereby quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described real property, for the express purpose reconveying same to **Ruth A. Draper**, referred to as Grantee, the same real property as one (1) combined taxable parcel of land.

Parcel A (M/P: 034-03-0-129.00)

Land in Davidson County, Tennessee, being Lot No. 241 on the unrecorded plan of Shepherd Hills Subdivision, Section VI, described according to an undated survey of Cantrell, Connell and Morrison, Engineers, as follows:

Lot No. 241 is described as follows: Beginning at a point in the northerly margin of Oak Park Lane, 375 feet west of the southwesterly front corner of Lot No. 245, as shown on the plan of recorded Shepherd Hills Subdivision, Section 4, as of record in Book 2854, Page 100, Register's Office for Davidson County, Tennessee; thence in a northeastwardly direction along the common line between Lots 241 and 242, 327.8 feet to a point; thence North 52 degrees 34' West 90.4 feet to an iron fence post; thence South 46 degrees 06' West 332.7 feet, along the south boundary of the Clay Millett property, to a concrete monument in the northerly margin of Oak Park Lane; thence southeastwardly with the margin of Oak Park Lane, 144.4 feet to the point of beginning.

This is improved property generally located:
105 Oak Park Lane, Madison, TN 37115

Parcel B (M/P: 034-03-0-085.00)

Land in Davidson County, Tennessee, being Lot No. 242 on the unrecorded plan of Shepherd Hills Subdivision, Section VI, described according to an undated survey of Cantrell, Connell and Morrison, Engineers, as follows:

Lot No. 242 is described as follows: Beginning at a point in the northerly margin of Oak Park Lane, at the corner of Lots 241 and 242; thence with the margin of said Lane, easterly 115 feet to a corner of Lots Nos. 242 and 243; thence with the line between said lots, northeasterly 327.1 feet to a point; thence westerly 115 feet to the common corner of Lots 241 and 242; thence with the line between said lots, southerly 327.8 feet to the point of beginning.

Being the same property conveyed to Ruth A. Draper and husband, Donald M. Draper, by Warranty Deed from Robert H. Vaughan, unmarried, dated 01/27/2000 and recorded on 02/10/2000 in Instrument No. 20000210-0013508, Register's Office for Davidson County, Tennessee. Ruth A. Draper and Donald M. Draper were divorced by Final Decree dated 02/13/2001, which is filed in the Second Circuit Court for Davidson County, Tennessee at Nashville. Further being the same property conveyed to Ruth A. Draper by Quitclaim Deed from Donald M. Draper dated 09/22/2004 and recorded on 09/29/2004 in Instrument No. 20040929-0117118, RODCT.

This is improved property generally located:
109 Oak Park Lane, Madison, TN 37115

AND NOW I, **L. Broner McCoy, Trustee,** do hereby transfer and convey the hereinabove described property unto **Ruth A. Draper.**

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

IN WITNESS WHEREOF, **Ruth A. Draper** has caused this instrument to be executed, this the 20th day of July, 2026.

Ruth A. Draper

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ruth A. Draper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 20th day of July, 2026.

NOTARY PUBLIC
My Commission expires: 4/8/27

IN WITNESS WHEREOF, **L. Broner McCoy, Trustee,** has hereunto set his hand this the 20th day of July, 2026.

L. Broner McCoy, Trustee

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as Trustee,** 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.

This the 20th day of July, 2026.

NOTARY PUBLIC
My Commission expires: 4/8/27