Karen Johnson
Batch # 1458937
08/12/2026 09:29:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260812-0074440

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Kimberley L. Tucker 3037 Ivey Point Road Goodlettsville, TN 37072	Same as New Owner	Map 10 Parcel 29

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Matthew A. Tucker ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Kimberley L. Tucker ("Grantee"), all of his interest in and to a certain tract of land in Sumner County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being described as follows, to-wit:

BEING in the 10th Civil District of Davidson County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

BEGINNING at a point in the center of Ivey Point Road, marked by a railroad spike, said spike being located 72 feet South 75 deg. 11 minutes east of southwest corner of the tract of land conveyed to Paul E. Ballanfant and wife, by deed of record in Book 3162, page 295, Register's Office, for said county, thence North 8 deg. 24 minutes east 633 feet to an iron pin at Jamison's southern boundary line; thence with Jamison's easterly line North 9 deg. 30 minutes East 787.9 feet to an iron pin, thence South 85 deg. 45 minutes East 235 feet to an iron pin, thence South 8 deg. East 1410 feet to a railroad spike set in the center of Ivey Point Road, thence with road, North 62 deg. 50 minutes West 51 feet and north 75 deg. 11 minutes west 299 feet to a railroad spike, the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Matthew A. Tucker and Wife, Kimberley L. Tucker, by Quitclaim Deed from Larry D. Craig, Trustee, dated the 23rd day of September, 2005, of record in Instrument No. 20050929-0116998 in the Register's Office for Davidson County, Tennessee, recorded on the 29th day of September, 2005.

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

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **3037 Ivey Point Road, Goodlettsville, TN 37072.**

IN WITNESS WHEREOF, the Grantor(s) hereby affix their signatures on this the 20 day of October, 2025.

Matthew A. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Matthew A. Tucker, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 20 day of October, 2025.

JAYLA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: July 21, 2029

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 20 day of October, 2025.

NOTARY PUBLIC

My Commission Expires July 2, 2029

JAYLA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY