Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

JENNIFER HICKS ORBISON

TO: WARRANTY DEED

JENNIFER HICKS ORBISON, Trustee of the
JENNIFER HICKS ORBISON REVOCABLE TRUST dated July 3, 2023

Karen Johnson Davidson County
Batch# 1023492 DEEDWARR
07/07/2023 08 20 19 AM 3 pgs
Fees $17 00 Taxes $0 00
20230707-0051827

THIS DEED OF REALTY, executed as of the 3rd day of July, 2023, by Grantor, JENNIFER HICKS ORBISON [formerly JENNIFER L. HICKS], married, to Grantee, JENNIFER HICKS ORBISON, Trustee of the JENNIFER HICKS ORBISON REVOCABLE TRUST dated July 3, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in the Ninth Civil District of Davidson County, Tennessee, and being described according to a survey by Willard Wayne Diel, Surveyor Reg. No. 1077 dated August 22, 1989, and revised December 8, 1988, as follows:
>
> Beginning on a concrete marker 30 feet from the centerline of Poplar Creek Road and being in the south right of way of the road, this being Lazenby's east property line; thence leaving the road S 06 deg 04' 11" W 367.20 feet to a metal pin; thence leaving an old property, fence, N 76 deg 36' 37" W 306.66 feet to a metal pin and concrete marker; thence N 5 deg 30' 00" E 264.80 feet to a point in the south right of way of the road; thence with the road N 84 deg 24' 31" E 313.27 feet to the

beginning corner, and containing 2.2 acres, more or less. This parcel is also shown as Lot number 1 on the Revised Plan of Punkin Patch of record in Book 6200, page 818, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Hicks by Warranty Deed from Clarence P. Owen and wife, Brenda C. Owen, dated July 25, 1997, and recorded July 31, 1997, of record in Book 10549, Page 282, in the Register's Office for Davidson County, Tennessee. Jennifer L. Hicks is now married and legally known as Jennifer Hicks Orbison.

The real estate is investment property and has never been used as a marital residence by the Grantor.

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

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

JENNIFER HICKS ORBISON Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JENNIFER HICKS ORBISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of July, 2023.

My Commission Expires:

May 3, 2027.

Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name
And Mailing Address:

Jennifer Hicks Orbison, Trustee of the
Jennifer Hicks Orbison Revocable Trust
8507 Poplar Creek Road
Nashville, TN 37221

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

8507 Poplar Creek Road
Nashville, TN 37221

Map and Parcel No.:

155-00-0-252.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).