Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, (615) 558-8002, 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.

Karen Johnson Davidson County
Batch# 1068596 DEEDQC
11/06/2023 08:45:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086436

HELEN B. HUFF

TO: QUITCLAIM DEED

HELEN BERNIECE HUFF, Trustee of the
HELEN BERNIECE HUFF IRREVOCABLE TRUST, dated November 1, 2023

THIS DEED OF REALTY, executed as of the 1 day of November, 2023, by Grantor, HELEN B. HUFF, to Grantee, HELEN BERNIECE HUFF, Trustee of the HELEN BERNIECE HUFF IRREVOCABLE TRUST, dated November 1, 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:

> A tract of land in the 2nd Councilmanic District of Davidson County, Tennessee, shown as tract No. 1 on a survey dated October 14, 1975, by Southern Land & Assoc., Inc. as follows:
>
> BEGINNING at a point in the South margin of Knight Drive at the northeast corner of the Hughes property described in Book 4532, page 530, in the Register's Office for Davidson County, Tennessee; thence at the south margin of said road on a curve to the left with a radius of 1171.00 feet, a distance of 269.63 feet to a point; thence North 87 degrees 07 minutes 29 seconds East a distance of 33.97 feet to a point at the northwest corner of the Davis property described in Book 4446, page 684, said Register's Office; thence at the west line of the Davis property South 0 degrees 30 minutes 31 seconds West, a distance of 726 feet; thence North 87 degrees 7 minutes 29 seconds East, a distance of 180 feet to a point in the west margin of W.T. Miles property described in

Book 2746, page 19, said Register's Office; thence South 6 degrees 18 minutes 43 seconds West, 107.28 feet; thence South 69 degrees 50 minutes 57 seconds East 379.12 feet; thence South 7 degrees 43 minutes 5 seconds West 561.00 feet to a point in the northerly margin of the Walter Oscar Sanders property described in Book 1281, page 177, said Register's Office; thence North 82 degrees 16 minutes 55 seconds West 123.75 feet to a point; thence South 7 degrees 43 minutes 5 seconds West, a distance of 181.50 feet to a point in the northeast corner of the Fred Monroe Johnson property as described in Book 1055, page 27, said Register's Office; thence North 70 degrees 56 minutes 52 seconds West, 1044.07 feet to a point; thence North 2 degrees 30 minutes 31 seconds West, a distance of 544.66 feet to a point; thence South 77 degrees 59 minutes 29 seconds East, a distance of 322.37 feet to a point; thence North 2 degrees 27 minutes 14 seconds West, a distance of 872.00 feet to a point of beginning and containing 24.33 acres more or less.

Being the same property conveyed to Helen B. Huff by Quitclaim Deed from Tommy H. Huff, dated April 19, 1994, and recorded April 29, 1994, of record in Book 9326, Page 618, Register's Office for Davidson County, Tennessee.

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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

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

HELEN B. HUFF Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HELEN B. HUFF, 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 1st day of November, 2023.

My Commission Expires:

May 3, 2027

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

Laura Elizabeth McInnis
Notary Public

Property Owners Name And Mailing Address:

Helen Berniece Huff, Trustee of the
Helen Berniece Huff Irrevocable Trust
3866 Knight Drive
White Creek, TN 37189

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Addresses:

3866 Knight Drive
White Creek, TN 37189

Map and Parcel Nos.:

040-00-0-124.00

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