Karen Johnson Davidson County
Batch# 1269707 DEEDQC
05/07/2025 08:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250507-0035489

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
O. Eugene Mims and Ann R. Mims, Co-Trustees 1133 Radnor Glen Drive Brentwood, TN 37027	O. Eugene Mims and Ann R. Mims, Co-Trustees 1133 Radnor Glen Drive Brentwood, TN 37027	159 03 0 042.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, O. E. MIMS and ANN ROSS MIMS (the "Grantor"), hereby quitclaim and convey to O. EUGENE MIMS and ANN R. MIMS, CO-TRUSTEES OF THE MIMS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 1133 Radnor Glen Drive, Brentwood, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 1 day of May, 2025.

O. E. MIMS

Ann Ross Mims
ANN ROSS MIMS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, O. E. Mims and Ann Ross Mims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 1st day of May, 2025.

PATRICIA Q. POINDEXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Patricia Q. Poindexter
Notary Public
My Commission Expires: 7-7-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Patricia Q. Poindexter
Affiant

Subscribed and sworn to before me, this 1st day of May, 2025.

PATRICIA Q. POINDEXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Patricia Q. Poindexter
Notary Public
My Commission Expires: 7-7-2027

EXHIBIT A

Being a parcel of land in the 33rd Councilmanic District of Davidson County, Tennessee and located on the north margin of Radnor Glen Drive, east of Granny White Pike, and being Parcel 42 (Lot 27) on Map 159-03 as evidenced in Deed Book 9801, page 991, Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located in the north margin of Radnor Glen Drive, said pin being the southwest corner of the property herein described, said iron pin also being the southeast corner of Parcel 41 (Lot 28) as evidenced in Deed Book 9801, page 991 and Plat Book Instrument No. 20010129-0008513, RODCT, thence:

1. leaving the north margin of Radnor Glen Drive, following along the line common with Parcel 41, North 01 degrees 08 minutes 18 seconds East, a distance of 233.19 feet to an iron pin, said iron pin being the northwest corner of the property herein described and said point being the northeast corner of Parcel 41, said pin also being in the south line Camelot Acres Section Two as evidenced in Plat Book 3700, page 151, thence:
2. leaving the line common with Parcel 41, following along the line common with Camelot Acres Section Two, South 89 degrees 30 minutes 20 seconds East, a distance of 15.30 feet to an iron pin, said iron pin being in the north line of the property herein described and said iron pin being in the south line of Camelot Acres Section Two, thence:
3. continuing along the line common with Camelot Acres Section Two, South 83 degrees 29 minutes 07 seconds East, a distance of 90.25 feet to an iron pin, said iron pin being the northeast corner of the property herein described, said iron pin also being in the south line of Camelot Acres Section Two, said iron pin also being in the west line of Parcel 240 on Map 159-00, a detention area, as evidenced in Instrument 20010109-0002596, RODCT, thence:
4. leaving the line common with Camelot Acres Section Two, following along the line common with Parcel 240 on Map 159-00, South 15 degrees 57 minutes 31 seconds East, a distance of 40.67 feet to an iron pin, said iron pin being in the east line of the property herein described and said iron

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pin being in the line common with parcel 240 on Map 159-00, thence:

5. continuing with the line common with parcel 240 on Map 159-00, North 87 degrees 35 minutes 30 seconds East, a distance of 35.00 feet to an iron pin, said iron pin being in the east line of the property herein described and said iron pin being in the line common with Parcel 240 on Map 159-00, thence:

6. continuing with the line common with Parcel 240 on Map 159-00, South 05 degrees 01 minutes 50 seconds East, a distance of 40.85 feet to an iron pin, said iron pin being in the east line of the property herein described and said iron pin being in the line common with parcel 240 on Map 159-00, thence:

7. continuing with the line common with Parcel 240 on Map 159-00, South 44 degrees 30 minutes 06 seconds East, a distance of 157.58 feet to an iron pin in the north margin of Radnor Glen Drive, said iron pin being the southeast corner of the property herein described and said iron pin being the southwest corner of Parcel 240 on Map 159-00, thence:

8. leaving the line common with Parcel 240 on Map 159-00, following along the north margin of Radnor Glen Drive, South 81 degrees 07 minutes 55 seconds West, a distance of 165.13 feet to an iron pin, said iron pin being in the south line of the property herein described and said iron pin being in the north margin of Radnor Glen Drive, thence:

9. continuing along the north margin of Radnor Glen Drive with a curve to the right (said curve having a delta of 10 degrees 39 minutes 36 seconds and said curve having a radius of 575.00 feet and said curve having a chord bearing of South 86 degrees 27 minutes 43 seconds West and a chord length of 106.83 feet), an arc length of 106.98 feet to an iron pin, the BEGINNING, containing 0.925 acres more or less, according to a survey by Jesse E. Walker, RLS, PE dated July 26, 2002.

Being the same property conveyed to O. E. MIMS and ANN ROSS MIMS, by deed of record in Book 20021001, page 119296, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 1, 2025 (date of document).

Affiant Signature

05/06/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of May, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

