Karen Johnson Davidson County
Batch# 1272309 DEEDQC
05/13/2025 09:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250513-0037433

This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jason and Carrie Family Trust	Same As New Owner	110 00 0 113.00
Dated April 14, 2025		
3615 Earhart Road		
Mt. Juliet, TN 37122		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **L. Jason Tucker,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Jason and Carrie Family Trust Dated April 14, 2025,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:
Land lying in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Tract 1- Beginning at a point in the east margin of Earhart Road, at the southwest corner of a tract conveyed to Alvin Love and wife, by deed from Joseph Elliott Martin and wife, in Book 3619, Page 139; thence with the margin of said Earhart Road, southerly 99 feet to a corner fence post, being 1.8 feet north of an iron pin at the corner of the George Mabry tract; thence along said fence line easterly 178 feet more of less to a point; thence north 4 degrees 99 feet west 77.7 feet more of less to an iron pin; thence south 86 degrees 00 feet west 180 feet to the point of beginning.

Tract 2- Beginning at the northeasterly corner of the property conveyed to Robert Sanders et ux, as of record in Book 4206, page 867, said Register's Office; thence north 87 degrees 52 feet east a distance of 122.41 feet to an iron pin in the westerly line of property owned by R.M. Tallman, Jr.; thence 52 degrees 40 feet east with Tallman's west line a distance of 63.92 feet to an iron pin in the northerly line of property owned by George Mabry as of record in Book 3834, page 83, said Register's Office; thence south 81 degrees 28 feet west a distance of 123.78 feet with Mabry's north line to the southeast corner of Sander's line as of record Book 42.06, page 867, said Register's Office; thence beginning and containing .20 acres, more or less.

Being the same property conveyed to L. Jason Tucker by quitclaim deed from Jonathan T. Lemmons and wife, Teresa M. Lemmons, dated April 29, 2020 and recorded May 5th, 2020 in Instrument No. 20200505-0046959, Register's Office for Davidson County, Tennessee.

This is an improved property located at **3619 Earhart Road, Mt. Juliet, TN 37122.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 24 day of April 2025.

Jason and Carrie Family Trust Dated April 14, 2025

Larry Jason Tucker, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Larry Jason Tucker**, whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee of the Jason and Carrie Family Trust Dated April 14, 2025** and he is being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Jason and Carrie Family Trust Dated April 14, 2025.**

WITNESS my hand and official, this 24 day of April, 2025.

Notary Signature

My commission expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 24 day of April 2025.

Jason and Carrie Family Trust Dated April 14, 2025

Carrie Haapala Tucker, Trustee

Carrie Haapala Tucker, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Carrie Haapala Tucker**, whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee of the Jason and Carrie Family Trust Dated April 14, 2025** and he is being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Jason and Carrie Family Trust Dated April 14, 2025.**

WITNESS my hand and official, this 24 day of April 2025.

Notary Signature
My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of April 2025.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 24th day of April 2025.

L. Jason Tucker

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared L. Jason Tucker, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of April 2025.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, TONYA THOMAS, 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 4/24/25 (date of document).

Affiant Signature

4/24/25
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 24 day of APRIL, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY