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

Karen Johnson Davidson County
Batch# 1272311 DEEDQC
05/13/2025 09:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250513-0037435

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jason and Carrie Family Trust	Same As New Owner	**096090046.00**
Dated April 14, 2025		**0961000085.00**
3615 Earhart Road		**084120079.00**
Mt. Juliet, TN 37122		**110000066.01**
		108080114.00

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 properties listed below:

Parcel 1- 416 Lorna Drive, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lots No. 146 on the plan of Woodberry Park of record in Plat Book 2133, Page 117-119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. Jason Tucker by quitclaim deed from Higher Ground Properties, LLC, dated May 17, 2017 and recorded on June 9, 2017, in Instrument No. 20170609-0058091, Register's Office for Davidson County, Tennessee.

Parcel 2- 2844 Emery Drive, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lots No. 280 on the map of Cloverhill Subdivision, Section VI, as of record in Plat Book 2133, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 280 fronts 65 feet on the northerly side of Emery Drive and extends back between lines 198.4 feet on the westerly line and 211.6 on the easterly line to a dead line in the rear measuring 67 feet thereon.

Being the same property conveyed to L. Jason Tucker by quitclaim deed from Higher Ground Properties, LLC, dated May 17, 2017, and recorded on June 9, 2017 in Instrument No. 20170609-0058091, Register's Office for Davidson County, Tennessee.

Parcel 3- 25 Fairway Drive, Nashville, TN 37214

A tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 7 on the plan of Maplecrest Subdivision, as of record in Plat Book 1835, Page 27 & 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to L. Jason Tucker by quitclaim deed from Higher Ground Properties, LLC, dated May 17, 2017, and recorded on June 9, 2017, in Instrument No. 20170609-0058091, Register's Office for Davidson County, Tennessee.

Parcel 4- 3615 Earhart Road, Mt.Juliet, TN 37122

Land in Davidson County, Tennessee, being described according to a survey made by John Kohl, Surveyor, dated June 9, 1978, as follows:

Beginning at a point on the easterly margin of Earhart Road, being the southwest corner of the property herein described and the northwest corner of the Sanders' Property; thence running North 4 degrees West 150 feet to a point; thence North 82 degrees 43 minutes East 307.79 feet to a point; thence South 2 degrees 40 minutes East 27.6 feet to a point; thence South 2 degrees 40 minutes East 150.08 feet to a point; being the southeast corner of herein described property and the northeast corner of the Martin property; thence South 87 degrees 52 minutes West 122.41 feet; thence South 86 degrees West 180 feet to the point of beginning.

Being the same property conveyed to L. Jason Tucker by quitclaim deed from Higher Ground Properties, LLC, dated May 17, 2017, and recorded on June 9, 2017, in Instrument No. 20170609-0058091, Register's Office for Davidson County, Tennessee.

Parcel 5- 3121 East Lake Drive, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lots No. 77 on the Plan of Revised Plat, Section Two of East Lake Subdivision, of record in Book 5200, Page 299, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. Jason Tucker by quitclaim deed from Higher Ground Properties, LLC, dated May 17, 2017, and recorded on June 9, 2017, in Instrument No. 20170609-0058091, Register's Office for Davidson County, Tennessee.

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

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 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

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

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