Karen Johnson Davidson County
Batch# 1280028 DEEDQC
05/30/2025 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250530-0042828

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 30th day, May 30, 2025.

Notary Public

My Commission Expires: HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 21, 2028

New Owner Address:
Jennifer A. Sexton Revocable Living Trust
558 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
112 00 0 060.00

QUITCLAIM DEED

Jennifer Ann Sexton ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Jennifer A. Sexton Revocable Living Trust**, dated May 30, 2025 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 30, 2025.**

Jennifer Ann Sexton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jennifer Ann Sexton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 30, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Tract One:

Land in the 9th Civil District of Davidson County, Tennessee:

Beginning at a point in the center of Charlotte Road same being the Northeasterly corner of Marshall Raymer's 2.75 acre lot; thence with said road as follows: North 2° East 198 feet; North 14° East 107 feet to a point in said road, the Northwesterly corner of D.L. Smith's lot, thence leaving said road running with D.L. Smith's Westerly and center line of said road, South 42° East 520 feet to a point in the Smith & Travis Road; thence leaving said road going South 47° and 45' West 228 feet to a stake in Marshall Raymer's Easterly line; thence with his line 42° and 30' West 330 feet to the point of beginning, containing 2.55 acres, more or less.

There is INCLUDED in the above description, but to be EXCLUDED therefrom, is the following:

Beginning at an iron stake, D.L. Sexton and Johnson's corner in M.L. Raymer's line; thence with the original line between M.L. Raymer and D.L. Sexton, North 42° 30' West 122.8 feet to a stake in said line; thence leaving said line going South 72° East 140.5 feet to a stake in the Johnson line and fence; thence with Johnson's line South 46° West 68 .8 feet to a stake in the Johnson line to the point of beginning, containing .20 acres, more or less.

Being the same property conveyed to Marshall Lee Raymer, and Leona S. Raymer of record in Book 3875, page 956, Register's Office for Davidson County, Tennessee.

Tract Two:

Land in the 9th Civil District of Davidson County, Tennessee, on the east side of Charlotte Road, being part of the M. L. Raymer tract, described according to a survey by S. H. Hutchinson, dated May 21, 1964, as follows:

Beginning at a point in the center of Charlotte Road, Sexton and Raymer's original corner; thence with the line between their properties south 42 deg. 30' east 204 feet to a stake in said line; thence leaving said line north 72 deg. west 142 feet to a point in the center line of Charlotte Road; thence with the center of said Road north 1 deg. west 105.3 feet to the point of beginning, containing .33 of an acre, more or less.

Being the same property conveyed to Jennifer Ann Sexton from Douglas Sexton and wife, Virgina A Sexton, by deed of record in Instrument No. 20020118-0007695, Register's Office for Davidson County, Tennessee, as subsequently amended by Instrument of Correction in Instrument No. 20030314-0034208, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 8633 Old Charlotte Pike, Pegram, Tennessee 37143.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 30, 2025.

Sophie L Buntin
Affiant Signature

5-30-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 30, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028