Karen Johnson Davidson County
Batch# 1280028 DEEDQC
05/30/2025 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250530-0042830

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 day, May 30, 2025.

Notary Public

My Commission Expires:

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

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

Send Tax Bills To:
Same

Map-Parcel Number:
178 06 & 054

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

A tract of land in the 9th Civil District of Davidson County, Tennessee, on the East side of New Highway 96 and more particularly described as follows:

Beginning at a locust post in Russell Brothers' West boundary line; thence North 66 degrees West 180 feet; thence with the fence, North 34 degrees West 117 feet; thence North 55 degrees West 110 feet; thence North 65 degrees West 100 feet North 60 degrees West 100 feet to a post with small persimmon pointer; thence South 30 degrees West 241 feet to the right-of-way line of No. 96 Highway; thence with said right-of-way line, South 60 degrees East 582 feet to Russell Brothers' West boundary line; thence with said line, North 33 degrees East 200 feet to the beginning and containing 3 acres, more or less.

AND

Being Tract I on the Plan of Russell Brothers Farm, as described according to a survey by C.K. McLemore, October, 1973, as follows:

Said Tract I lies wholly within Davidson County, Tennessee, and is bounded in General by New Tenn. Highway 96 on the south, Brothers on the east, and the former Linton Farm on the west and north.

Beginning in the northern margin of New Tenn. Hwy 96 at a concrete monument, opposite center line Hwy. Sta. 626 plus 65, the S.W. Corner of Brothers, thence easterly with the said north margin 419.7 feet to an iron post, thence a new line N 30 degrees 22' E 370.5 feet to an iron post an interior corner of the Old Linton Farm, thence with his south line N 85 degrees 03' W 444.0 feet to an iron post an interior corner, thence N 36 degrees 00' W 200.2 feet to the point of beginning.

Being the same property conveyed to Jennifer Ann Sexton from Joseph Henry (Jack) McPherson, Virginia A. McPherson Sexton- Executrix, by deed of record in Instrument No. 20011119-0126617, 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 9458 New Highway 96 West, Franklin, Tennessee 37064.

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