Karen Johnson
Batch # 1290454
06/26/2025 10 48 40 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250626-0050368

This Document Prepared By:
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Cartwright Law, PLLC
1535 West Northfield Blvd , Ste 3 A
Murfreesboro, TN 37129
(615)785-2909

From information furnished by the parties
No title exam requested or performed
This transfer is by quitclaim without warranties of title

Address New Owners and After Recording,
Send Tax Bills To:
Jerry Donald Springer, Sr. as Trustee
2550 Skyview Drive
Centerville, Tennessee 37033

Map Parcel No.
112-00-0-003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, JERRY DONALD SPRINGER (a.k.a. Jerry Doland Springer Sr.), the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to JERRY DONALD SPRINGER, SR., as Trustee of THE JERRY DONALD SPRINGER, SR. LIVING TRUST, U/A dated June 20, 2025, and any amendments thereto, the GRANTEE,

Whose mailing address is 2550 Skyview Drive, Centerville, Tennessee 37033;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

LAND in the Eighth Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in Pond Creek Road, 130' North 3 deg east from C.W. Holland's S.E. corner, thence N. 3 deg E. 926 feet to S.E. corner of Copper Tie Co. property, thence, N. 3 deg E with Copper Tie Co. property 1015 feet to a stake, being common corner of said described property and Copper Tie Co. Property, thence East 460 feet along Copper Tie Co. property line to a stake, being common corner of said described property and Copper Tie Co. Property, thence S. 2 deg 30 minutes West 645' to a point in Pond Creek Road, thence along the center of said road S. 20 deg W 234' thence S. 18 deg W. 144', thence S. 7 deg E. 176', thence S 38 deg 30 minutes West 460' thence S. 23 deg 30 minutes West 348', thence S. 35 deg W. 95' to the point of beginning, containing 15.75 acres more or less.

Being the same property conveyed to Jerry Donald Springer by Quitclaim Deed from James B. Springer of record in instrument number 20020904-0106672, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 0 Pond Creek Rd., Pegram, Tennessee 37143;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 20th day of June, 2025.

JERRY DONALD SPRINGER, SR.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, JERRY DONALD SPRINGER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 20th day of June, 2025.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD