THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Tammy Fish and Pamma Upchurch 1068 Westside Road Ashland City, TN 37015	Same	031 00 0 119.00

Quitclaim Deed by Trustee

Grantor: Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd dated November 1, 2013
Grantee: Tammy Fish and Pamma Upchurch

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the west boundary of tract of land which belongs to Joe Chandler, having a deed reference in Deed Book 3074, page 634, Register's Office for Davidson County, Tennessee, the northeast corner of a tract of land which belongs to Turner Todd, having a deed reference in Deed Book 4672, Page 446, Register's Office for Davidson County, Tennessee, the southeast corner of this tract and continuing as follows, S. 78° 00' 25", W. generally with a fence, 1369.23 feet to the intersection of the centerline of a branch and said fence, a point in the north boundary of said tract of land which belongs to Turner Todd; thence with a new line and the center of said branch as follows, N. 25° 30' 17" W., 134.74 feet; thence N. 15° 31' 27" E., 93.41 feet; thence N. 36° 52' 12" W., 100.00 feet; thence N. 0° 00' 00" E. 55.00 feet; thence N. 46°32' 53" W, 130.86 feet; thence N. 22° 45' 04" W., 168.08 feet; thence N. 21° 22' 14" E. 123.49 feet; thence N. 13° 37' 37" W., 169.78 feet; thence N. 4° 51' 52" W., 235.85 feet; thence N 9° 43' 39" E. 177.55 feet; thence N 11° 38' 01" W., 173.57 feet; thence N. 41° 38' 01" E. 60.21 feet; thence N. 6° 32' 47" E. 307.00 feet; thence N 27° 45'31" W. 107.36 feet; thence N 27° 45' 31" W. 107.36 feet; thence N. 80°01' 51" W. 60.03 feet to the intersection of the center of said branch and a fence, a point in the south boundary of a tract of land which belongs to J. D. Brown, having a deed reference in Deed Book 2539, Page 91, Register's Office for Davidson County, Tennessee; thence N. 64° 21' 35" E. with a fence and the south boundary of said tract of land which belongs to J. D. Brown, 1126.64 feet to a fence post; thence S 44° 06' 19" E. 244.91 feet to a fencepost in the west boundary of a tract of land which belongs to George Hussey, having a deed reference in Deed Book 6684, Page 739, Register's Office for Davidson County, Tennessee; thence S. 24° 02' 55" E. 107.26 feet to a fence post in the west boundary of said tract of land which belongs to George Hussey; thence S 27° 11' 07" E. passing a corner to said tract of land which belongs to George Hussey and said tract of land which belongs to Joe Chandler, 243.96 feet to a fence post in the west boundary of said tract of land which belongs to Joe Chandler; thence with the west boundary of said tract of land which belongs to Joe Chandler and a fence as follows, S. 33° 56' 19" E. 173.84 feet; thence S. 38° 58' 15" E., 162.12 feet; thence S. 27° 06' 38" E. 128.15 feet; thence S 18° 47' 13" E., 372.33 feet; thence S 9° 23' 44" E. 99.92 feet; thence S 16° 23' 13" E. 204.25 feet; thence S. 12° 47' 39" E., 76.54 feet; thence S. 3° 06' 16" W. 79.49 feet; thence S. 5° 06' 03" E. 100.64 feet; thence S. 1° 06' 30" W, 147.76 feet; thence S. 16° 06' 44" W., 54.88 feet; thence S. 26° 53' 23" W., 108.22 feet; thence S. 22° 57' 05" W. 111.82 feet; thence S. 13° 49' 49" W., 29.47 feet to the point of beginning, containing 73.75 acres as surveyed by Kessinger & Associates, June 8, 1987.

Karen Johnson Davidson County
Batch# 1295434 DEEDQC
07/09/2025 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250709-0053981

Being the same property conveyed to Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd dated November 1, 2013, by deeds from Turner H. Todd and wife, Clara Jo Todd, of record in Instrument Number 20131121-0119852, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 0 Whites Creek Pike, Whites Creek, TN 37189.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Tammy R. Todd Fish, Trustee

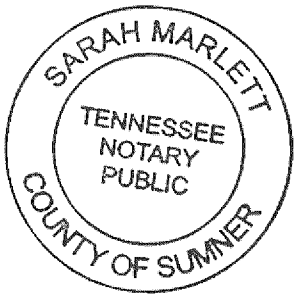
Tammy R. Todd Fish, Trustee
Grantor

State of Tennessee
County of Sumner

On July 9, 2025, before me personally appeared Tammy R. Todd Fish, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Trustee under the Irrevocable Trust Agreement of Turner H. Todd and Clara J. Todd, dated November 1, 2013, for the purpose therein contained, by signing her name as Trustee.

Sarah Marlett

Notary Public
My commission expires: 11/19/25



State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

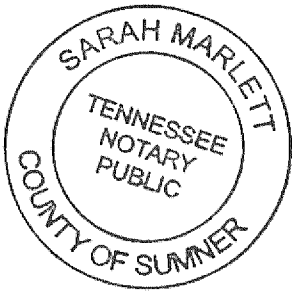
Tammy Fish, Grantee

Tammy Fish, Grantee

Sworn to and subscribed before me on July 9, 2025.

Sarah Marlett

Notary Public
My commission expires: 11/19/25



TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 July 9, 2025.

Sarah Marlett
Signature

7/9/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 9, 2025.

Samuel Cox
Notary's Signature
My Commission Expires: 8-1-2028

