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 0 004.00

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:

TRACT No. 1:
BEGINNING at a point in the center of said Pike nearly opposite the north end of a stone fence that runs along the East side of the White's Creek Pike in front of W. S. Whiteman's home; thence North 57 1/2 East 54 poles to a point 6 feet North of a pile of stone; thence East 5 ¼ poles across the top of a ridge along the margin of a road, to a 3 ash saplings; thence South 12 East 70 poles to 2 Hickories; thence North 80 ¾° East poles to Weaver & Harris and Earthman and Marshall corner; thence North 2 ½° East 54 poles to 2 beech; thence North 88 ¾° East 38 poles to a pile of stone, 6 feet southwest of walnut and hickory pointers; thence North 2 West 9 poles to a hickory; thence North 34 East 12 poles to 2 hickories; thence North 2 West 20 poles to a stake; thence North 15 East 13 poles to an elm; thence North 18 East 16 poles to a stake; thence North 45 West 27 poles to a stake; thence North 2 East 8 ½ poles to a stake and White Oak pointers; thence South 72 ½ West 116 ½ poles; thence South 65 ¾ West 87 poles to the center of the White's Creek Pike; thence with said Pike South 39 ½ East 22 ½ poles; thence South 37 ½ East 26 poles to the point of beginning; containing 100 acres, more or less.

TRACT No. 2:
BEGINNING at an iron pin in the northerly line of Clyde L. Owens Subdivision, not of record; thence North 58° 57' East 434 feet to a walnut tree; thence North 73° 16' East 208.3 feet to a cherry stump; thence South 10° 11' East 1154.2 feet to a hickory; thence South 82° 24' West 510 feet to an iron pin in Billis line, the southeast corner of Dutton's Lot; thence North 18° 02' West 964.8 feet to the point of beginning, containing 14.06 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that part of said property conveyed to Gus Capps and wife, Margaret B. Capps, by deed from Larry F. Capps and wife, Rosie Capps, of record in Book 2645, page 333, Register's Office for said County.

Being the same property conveyed to Tammy R. Todd Fish, Trustee under the Irrevocable Trust Agreement of Turner Hulon 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 20131121-0119851, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4717 Whites Creek Pike, Whites Creek, TN 37189.

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

Karen Johnson Davidson County
Batch# 1295434 DEEDQC
07/09/2025 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250709-0053982 I20250709053982

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. Fish, Trustee

Tammy R. Todd Fish, Trustee
Grantor

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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

