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 0 128.00

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:

LAND located in the Eleventh Councilmanic District of Davidson County, Tennessee and more particularly described as follows:

BEGINNNING at the northerly corner of Lot No. 1 of the Mamie Keathley land of record in Book 5800, Page 98, Register's Office for Davidson County, Tennessee; thence in a northeasterly direction with Todd's line 1,107 feet to a point; thence south 80° 01' 51" E 60.03 feet to a point; thence south 27° 45' 31" E. 107.36 feet to a point; thence south 27° 45' 31" E. 107.36 feet to a point; thence South 06° 32' 47" W 307 feet to a point; thence south 41° 38' 01" W 60.21 feet to a point; thence S 11° 38' 01" E. 173.57 feet to a point; thence south 09° 43' 39" W 177.55 feet to a point; thence south 04° 51' 52" E. 235.85 feet to a point; thence South 13° 37' 37" E. 169.78 feet to a point; thence south 21° 22' 14" E 123.49 feet to a point; thence south 22° 45' 04" E. 168.08 feet to a point; thence south 46° 32' 53" E. 130.86 feet to a point; thence south 00° 00' 00" W 55 feet to a point; thence South 36° 52'12" E 100 feet to a point; thence south 15° 31' 27" W. 93.41 feet to a point; thence south 25° 30' 17" E. 134.74 feet to a point in the north line of Turner Todd property of record in Deed Book 4672, Page 446, Register's Office for Davidson County, Tennessee; thence in a southwesterly direction 119 feet with Todd's line to a point; thence continuing in a southwesterly direction 635 feet continuing with Todd's line to a point; thence north 38° 23' 00" W. 1,326.51 feet to a point in the south line of Lot No. 2 of the Mamie Katheley land in Plat Book 5800, Page 98, Register' Office for Davidson County, Tennessee; thence North 55° 33' 22" E 136.48 feet to a point; thence north 35° 15' 00" W 185.70 feet to a point; thence north 55° 33' 22" E 594.69 feet to a point; thence north 37° 24' 30" W 153.09 feet to the point of beginning.

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 20131121-0119853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for sewerage soil absorption system for Lot 2 Mamie Keathley Land shown on plat of record in Book 5800, page 98, Register's Office for Davidson County, Tennessee (southwest of the tract herein described containing 2 acres, more or less).

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

Karen Johnson Davidson County
Batch# 1295434 DEEDQC
07/09/2025 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250709-0053983

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

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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

