Karen Johnson
Batch # 1298571
07/18/2025 08.24 17 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250718-0056638

This instrument prepared by:

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jlfordhamlaw@gmail com

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(615) 497-0763
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PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE YVONNE HAYDEN AND ANN PAGE JACKSON LIVING TRUST dated the 10th , July of 2025
Yvonne Hayden and Ann Page Jackson, Trustees
5439 Brick Church Pike
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
018 00 0 069 00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT

Yvonne Hayden and Ann Page Jackson as joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann § 35-15-114, now convey, release and forever quitclaim from themselves, as unmarried individuals, to themselves as trustees of THE YVONNE HAYDEN AND ANN PAGE JACKSON LIVING TRUST dated the 10th of July, 2025 all their right, title and interest in and to a certain tract of land as described as follows.

LAND in Davidson County, Tennessee, described as follows, to wit:

BEGINNING in the south margin of Brick Church Pike 277.63 feet east of the northeast corner of J. S Hastie and P. Durham property at an iron pin, thence North 76 deg 47' East 300; thence South 8 deg. 13' East 1778 feet, thence South 63 deg. 14' West 205 feet to an iron pin; thence South 57 deg. 14' West 205 feet; thence North 5 deg. 43' West 1900 feet to the point of beginning, containing 15 acres, more or less.

Being the same property conveyed to Ann Page Jackson, by deed of record in Book 9248, Page 693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANN PAGE JACKSON and YVONNE HAYDEN, as tenants in common, by quitclaim deed from Ann Page Jackson, signed April 14th, 2011 and filed April 20th, 2011, of Record as Instrument # 20110420-0030488, Register's Office for Davidson County, Tennessee.

The property is commonly known as 5439 Brick Church Pike, Goodlettsville, Tennessee 37072.

The above legal description is the same as that contained in the previous deed of record Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE YVONNE HAYDEN AND ANN PAGE JACKSON LIVING TRUST dated 10th , July, 2025

Yvonne Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Yvonne Hayden with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 10th of July, 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

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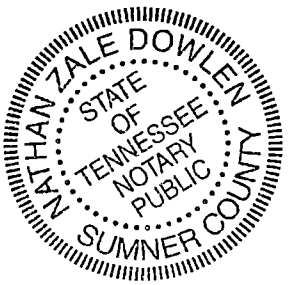
I, the above listed grantor conveys my interest in the real property to THE YVONNE HAYDEN AND ANN PAGE JACKSON LIVING TRUST dated 10th , July, 2025

Ann Page Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 10th of July, 2025



Notary Public
My Commission Expires

DEC 1 9 2028

AFFIDAVIT

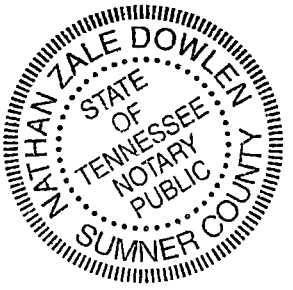
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed

Yvonne Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Yvonne Hayden with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 10th of July, 2025



Notary Public
My Commission Expires

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.