QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL ID:
Lou Anne Newsome, Trustee Lou Anne Newsome Revocable Trust 702 A Bowling Avenue Nashville, TN 37215	same as new owner	021-00-0-035.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax. 615-791-6096 - Email. eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

LOU ANNE NEWSOME, Affiant

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,
this 17th day of July, 2025.

Elizabeth L. Adams
NOTARY PUBLIC
My Commission Expires. March 9, 2027

Karen Johnson Davidson County
Batch # 1300480 DEEDQC
07/22/2025 08 11 23 AM 2 pgs
Fees $12 00 Taxes $0 00
20250722-0057481

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, LOUANNE LEE NEWSOME, Grantor, by these presents, does hereby quitclaim and convey unto LOU ANNE NEWSOME AND HER SUCCESSORS IN TRUST, AS TRUSTEE OF THE LOU ANNE NEWSOME REVOCABLE TRUST, dated September 27, 2021, Grantee, her successors and assigns all of her interest in and to the following described property lying in the Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, BEING the westerly part of Tract No. 1, as shown on survey of the Division of George E. Anderson's Farm, made by Stephen A. Draper, Surveyor, dated September 22, 1959, as follows:

Beginning in the centerline of Old Clarksville Pike, North 76 degrees East 563 feet from the intersection of said Old Clarksville Pike and Eaton's Creek Road, said point being the northwest corner of the property conveyed to J. L. Reeder and wife, Mamie A. Reeder, by deed from Clive Anderson and wife, of record in Book 3134, page 423, Register's Office for Davidson County, Tennessee; thence with said Reeder's Western boundary line South 4 degrees West 995 feet; thence North 81 degrees West 435 feet; thence North 4 degrees East 1043 feet to the centerline of Old Clarksville Pike; thence with the same south 76 degrees East 437 feet to the beginning, containing 10.13 acres, more or less.

The above property description includes but this conveyance excludes the following described property conveyed December 30, 1986, from Josephine Green, unmarried, to Billy A. Hudgens and wife, Elizabeth D. Hudgens, of record in Book 7100, page 983, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, Being Tract No. 2 as per a survey by R.L. Montoya, Land Surveying, Inc., dated December 26, 1986, as follows:

Beginning at a P.K. nail, this point being 782.99 feet West of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the Northwest corner of Tract No. 1; thence leaving said centerline along the common line at Tract No. 1 and Tract No. 2, South 2 degrees 57' 31" West 1019.66 feet to an iron pin in the North line of Charles W. Waller as of record in Deed Book 3182, page 393, Register's Office for Davidson County, Tennessee; thence along the South line of this tract; North 82 degrees 13' 48" West 214.09 feet to an iron pin to the North line of Woodlawn Memorial Park Property as of record in Deed Book 3531, page 365, said County; thence along a line common to W.W. Randall as of record in Deed Book 3164, page 445, Register's Office for Davidson County, Tennessee, and the West line of this tract; North 2 degrees 58' 59" East 1043.32 feet to a P.E. nail in the center of Old Clarksville Pike; thence along said centerline, South 75 degrees 56' 16" East 216.64 to the point of beginning, containing 5.04 acres, more or less.

BEING the same property subject of the Affidavit of Heirship in Furtherance of Title to LouAnne Lee Newsome of record at Instrument Number 20250224-0013506, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3725 Old Clarksville Pike.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 17th day of July, 2025.

LOUANNE LEE NEWSOME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared LOUANNE LEE NEWSOME with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 17 day of July, 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

ELIZABETH L ADAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY