Karen Johnson
Batch # 1301033
07/23/2025 01 42 55 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250723-0058336

Prepared By & Return To:
Brian Wutz
1305 Franklin Rd.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERAITON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiants

DAWN M BRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/19/2028
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 2025

Notary Public
Commission Expires: 09/19/2028

New Owner & Address	Send Tax Bills To	Map & Parcel
LoyalHanna Investments, LLC 1305 Franklin Rd Brentwood, TN 37027	LoyalHanna Investments, LLC Attn: Brian Wutz 1305 Franklin Rd. Brentwood, TN 37027	178-00-0-040 00 – Tract 1 and 178-00-0-041 00 – Tract 2

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **The Wutz Family Revocable Living Trust** dated September 15, 2021 and restated on January 28, 2025; and located at 1305 Franklin Rd., Brentwood, TN 37027 on this the 22nd day of July 2025, for and in consideration of the sum of Ten and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto **Loyalhanna Investments, LLC** located at 1305 Franklin Rd., Brentwood, TN 37027, all rights, title and interest and claim in and to the following described real estate, to wit:

Being two tracts of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway 96 as shown on the unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 2970, and being more particularly described as follows:

TRACT 1

Beginning at a point on the easterly margin of State Highway No. 96, said point being 675.0 feet northwesterly from the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office for Davidson County, Tennessee, thence with said easterly margin of State Highway No. 96 with a curve to the right, 400.0 feet to a point, said curve having a chord of North 32 degrees 26 minutes West 399 5 feet; thence leaving said easterly margin of State Highway No. 96, in a easterly direction North 62 degrees 45 minutes East, 1767.6 feet to a point in the southernly line of the property conveyed to J M. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County; thence leaving said Grove's southernly line ina southerly direction South 19 degrees 12 minutes West 251.9 feet to a point, thence in a southwesterly direction South 45 degrees 30 minutes West, 1565.2 feet to a point in the easterly margin of State Highway No. 96, the point of beginning, containing 10.8 acres, more or less.

TRACT 2

Beginning at a point on the easterly margin of State Highway No 96, said point being 275.0 feet northwesterly from the intersection of the easterly margin of State Highway No. 96 and the northerly line of the property conveyed to Maggie B Allison as recorded in Book 548, Page 242, Register's Office for Davidson County, Tennessee; thence with said easterly margin of State

Highway No. 96 with a curve to the right, 400.0 feet to a point, said curve having a chord of North 42 degrees 46 minutes West 399.5 feet, thence leaving said easterly margin of State Highway No. 96, in a easterly direction North 54 degrees 30 minutes East, 1565 2 feet to a point; thence in a southernly direction South 19 degrees 12 minutes West, 685.7 feet to a point; thence in a southwesterly direction South 54 degrees 30 minutes West 955.0 feet to a point in the easterly margin of State Highway No. 96, the point of beginning, containing 11.5 acres, more or less.

Being the same property conveyed to Chad Michael Wright and Wife Jeffri Lyn Wright by deed from Shirley G. Coward of record in Instrument No. 20110623-0048245, dated June 22, 2011 in Davidson County, Tennessee, and

Being the same property conveyed from Chad Michael Wright to Jeffri Lyn Wright by Quit Claim Deed of record in Instrument No 20180801-0074784 dated March 30, 2016 in Davidson County, Tennessee;

Being the same property conveyed from Jeffri Lyn Wutz to The Wutz Family Revocable Living Trust by Quit Claim Deed on January 28, 2025 in Williamson County, Tennessee, 20250723-0058335

The improved properties commonly referred to as
Tract 1 – 9584 New Highway 96 W, Franklin, Tennessee 37064, Davidson County, and
Tract 2 – 9570 New Highway 96 W, Franklin, Tennessee 37064, Davidson County;

~~To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, dower, and claim whatsoever for the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.~~

This transfer is exempt from all transfer taxes, charges and fees pursuant to TN Code § 67-4-409(a)(1)(C)(vi) and § 67-4-409(a)(1)(D) (2023).

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 22nd day of July, 2025.

Grantor's Signature _____
Jeffri Lyn Wutz, Trustee
1305 Franklin Rd., Brentwood, TN 37027

Grantor's Signature _____
Brian Wutz, Trustee
1305 Franklin Rd , Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Jeffri Lyn Wutz, Trustee and Brian Wutz, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 22nd day of July, 2025

DAWN M BRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/19/2028
WILLIAMSON COUNTY

_____
Notary Public

My commission expires: 09/19/2028

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10 00.

Jeffri Lyn Wutz, Affiant

Brian Wutz, Affiant

DAWN M BRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/19/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed and sworn before me this the 22nd day of July, 2025

Notary Public

My commission expires: 09/19/2028

The following information is not a part of this Deed.

Property Addresses.	Tract 1 – 9584 New Highway 96 W, Franklin, Tennessee 37064, and Tract 2 – 9570 New Highway 96 W, Franklin, Tennessee 37064.
Owner's Name and Address:	Loyalhanna Investments, LLC 1305 Franklin Rd. Brentwood, TN 37027
Parcel Numbers:	178-00-0-040 00 – Tract 1 and 178-00-0-041.00 – Tract 2
Mail Tax Bills to:	Brian Wutz 1305 Franklin Rd Brentwood, TN 37027