Karen Johnson Davidson County
Batch # 1302896 DEEDQC
07/28/2025 11 50 15 AM 4 pgs
Fees $22 00 Taxes $0 00
20250728-0059378

Prepared By:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Maria Anderson, Trustee
Joann L White Revocable Living Trust
1011 Ashcroft Way
Mount Juliet TN 37122

TENNESSEE QUIT CLAIM DEED
(Map and Parcel: 136-13-0-137.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Joann L White, an individual and Tennessee resident (herein, "Grantor"), does hereby remise, release and forever quitclaim to THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023, a Revocable Trust, based in Tennessee, Maria Anderson, Trustee (herein, "Grantee"), , as follows:

> all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 200 Bell Road, Nashville (Davidson County) Tennessee 37217, to wit:
>
> Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:
>
> **[PLEASE SEE EXHIBIT A ATTACHED HERETO]**

Signed by Grantor, acknowledged by Grantee(s), on this 21 day of July 2025.

JOANN L WHITE, GRANTOR:

Joann L White

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, Joann L White, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she has executed the same, in her capacity as Grantor, voluntarily on this date.

Given under my hand this 21 day of July 2025.

Dalen Farmer, Notary Public

My Commission Expires: 02-21-2027

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

ACKNOWLEDGED BY GRANTEE(S):

THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023:

MARIA ANDERSON, Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 200 Bell Road, Nashville (Davidson County) Tennessee 37217.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

JOANN L WHITE, GRANTOR:

Joann L White

07-21-2025
DATE

Subscribed and sworn before me, this 21 day of July, 2025.

Dalen Farmer, Notary Public

MY COMMISSION EXPIRES: 02-21-2027

EXHIBIT A

Land in Davidson County, Tennessee being in the 2nd Civil District, described according to a survey made by Hickerson and Smith Engineers, October 19, 1965, as follows:

Beginning at a point being in the Northeast corner of the property conveyed to Jim W. Sargent Sr., and wife, of record in Book 4018, Page 765, Register's Office for said County; thence with said Sargent's northern boundary line, westerly 183 feet; thence north 23° 21' west 166 feet; thence north 85° 41' east 174.7 feet; thence north 0° 59' east 109.4 feet to the northeast corner of the property conveyed to Smith Spring Baptist Church, as of record in Book 4878, page 175, said Register's office; thence with said Church properties northern boundary line north 77° 21' west 255.9 feet; thence south 12° 39' west 130 feet to the beginning contains 2 acres, more or less; together with a right of way easement over the private drive from Bell Road to the premise which private drive lies one half on each side of the southerly line of the property conveyed to William B. Goodwin and wife, Lenora M. Goodwin, by deed of record in Book 3890, Page 54, and the same being the northerly line of the property conveyed to William Porter Parks and wife, Margaret P. Parks, by deed of record in Book 2647, Page 22, said Registers Office.

Included in the above description, but excluded therefrom is Land in Davidson County being lots 1, 2, 3 and 4, on the plan of Edge View Estates, of record in Book 5800, page 83, said register's office, to which reference is made for a more complete description.

Being the same property conveyed to George E. Charlton and wife, Ann Charlton by deed of record in Book 4299, Page 602, Register's Office for Davidson County, Tennessee. The said George E. Charlton having since died.

Being the same property conveyed to William A White and JoAnn White, by Warranty Deed from Ann Charlton of record, Instrument #20050119-0006507 of said Register's Office for Davidson County, Tennessee. The said William A White died on January 7, 2022.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.