Karen Johnson Davidson County
Batch# 1305747 DEEDQC
08/04/2025 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250804-0061478

REGISTER'S USE ONLY:

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30th DAY OF July, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
J. Totten Revocable Trust UAD
April 4, 2023
12008 Five Waters Circle
Fort Myers, FL 33913

NEW OWNER:
J. Totten Revocable Trust UAD
April 4, 2023
12008 Five Waters Circle
Fort Myers, FL 33913

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 30th day of July, 2025 ("EFFECTIVE DATE") between JEREMY JONATHAN TOTTEN (hereinafter referred to as "GRANTOR") and JEREMY J. TOTTEN as surviving trustee of the J. TOTTEN REVOCABLE TRUST UAD April 4, 2023 (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 908 on the Plan of "Cloverhill, Section No. XI", of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 908 fronts 80 feet to the South side of Lakeland Drive and runs back between lines 486.3 feet, more or less, on the West line and 393.4 feet more or less, on the East line to McCrory Creek, measuring 123 feet, more or less, thereon.

Tract Two:
Land in Davidson County, Tennessee, being part of Lot 907 on the Plan of "Cloverhill Section No. XI" as of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Beginning at a point on the line between Lots 907 and 908, said point being located 150 feet South of the common front corner on Lakeland Drive; thence Southwardly along said line, passing a witness line at 14 feet, a total distance of 336 feet, more or less, to a point in the center of McCrory Creek; thence along the center of said creek Westwardly 110 feet, more or less, to a point in the Easterly margin of Ironwood Drive; thence along the Easterly margin of Ironwood Drive Northwardly, passing a witness line at 335 feet, a total distance of 343.6 feet, more or less, to a point; thence Easterly 110 feet to the beginning.

Being the same property conveyed to Mitchell Blackmore and Brook Blackmore, husband and wife from Nicholas Kirk, unmarried by Warranty Deed dated February 24, 2025 and recorded on February 25, 2025 in Instrument No. 20250225-0013896, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeremy Jonathan Totten from Mitchell Blackmore and Brook Blackmore, husband and wife by Warranty Deed executed and recorded concurrently herewith 2025 in Instrument No. 20250225-0013896, Register's Office for Davidson County, Tennessee.202508040061476

TAX PARCEL # 096 15 0 003.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3103 Lakeland Drive, Nashville, TN 37214.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

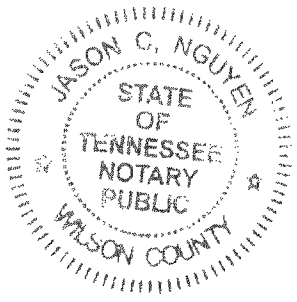
In Witness Whereof, Grantor has set its hand(s) the 30th day of JULY, 2025.

JEREMY JONATHAN TOTTEN

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JEREMY JONATHAN TOTTEN, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 30th day of JULY, 2025.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 5/14/29

Certificate of Authenticity

I, Amanda Mayner, do hereby make oath that I am a licensed attorney and/or 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 30, 2025.

Date

Affiant Signature

August 4, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4** day of **August**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON