This Document Prepared by:
Beacon Legacy Group PLLC
640 N. Dixie Avenue
Cookeville, TN 38501
(931) 651-1900

Real Property Owner and Real Property Responsibility:
Mark Stewart Sassaman, Trustee, or his successors in interest, of the Mark Stewart Sassaman Living Trust, dated July 18, 2025
100 Sassaman Lane, Monroe, Tennessee 38573

QUITCLAIM DEED

THIS DEED is made and entered into on the 18th day of July, 2025, by and between **MARK S. SASSAMAN, unmarried,** hereinafter known as the Trustor and/or Grantor, and **MARK STEWART SASSAMAN, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE MARK STEWART SASSAMAN LIVING TRUST DATED JULY 18, 2025, AND ANY AMENDMENTS THERETO,** hereinafter known as the Initial Trustee and/or Grantee.

WITNESSETH:

FOR AND IN CONSIDERATION of the Grantor transferring this real property to a revocable living trust, and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, the Grantor hereby quitclaims, transfers, and conveys unto the Initial Trustee and any future successor Trustee(s) of The Mark Stewart Sassaman Living Trust, dated July 18, 2025, as amended from time to time, the following described property:

SITUATED, LYING AND BEING in Davidson County, Tennessee, a certain tract or parcel of land, being described as follows:

Map 096, Group 14, Parcel 277.00

BEING Lot No. 240 on the Plan of Hickory Bend, Section IV, of record in Plat Book 4175, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 4272, page 832 and Book 4367, page 805, Register's Office for said County.

This conveyance is made subject to any and all rights of way for public utility Easements and Setback Lines as set out per Plat Book 4175, page 34, Register's Office for said County.

Being the same property conveyed by deed from Daniel Kenneth Howell and wife, Johnnie Gourley Howell, to Michael Thomas Gaskill and wife, Deborah Ann Gaskill, of record in Book 6795, page 482, Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1305835 DEEDQC
08/04/2025 01 48 04 PM 3 pgs
Fees $17 00 Taxes $0 00
20250804-0061609

THE PREVIOUS AND LAST conveyance by Deed from Michael Thomas Gaskill and wife, Deborah Ann Gaskill, to Mark S. Sassaman, unmarried, of record in Book 7790, Page 137, Register's Office of Davidson County, Tennessee.

Being the same property conveyed by deed from Daniel Kenneth Howell and wife, Johnnie Gourley Howell, to Michael Thomas Gaskill and wife, Deborah Ann Gaskill, of record in Book 6795, page 482, Register's Office of Davidson County, Tennessee.

The consideration for this transfer is for the Grantor to transfer real estate to a revocable living trust created by the same Grantor and is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi).

THE INFORMATION CONTAINED HEREIN WAS FURNISHED BY THE PARTIES AND TAKEN FROM THE PREVIOUS DEED. THE PREPARER OF THIS INSTRUMENT ACCEPTS NO RESPONSIBILITY OR LIABILITY AS TO LIENS, ENCUMBRANCES, DEFECTS IN TITLE, OR OTHER SUCH MATTERS RESPECTING THE VALIDITY OF THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR TITLE SEARCH.

WITNESS the following signatures on this 25th day of July 2025:

MARK S. SASSAMAN, GRANTOR

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally, appeared before me, the undersigned, a Notary Public, **MARK S. SASSAMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office, this 18th day of July 2025.

CARTER KULIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

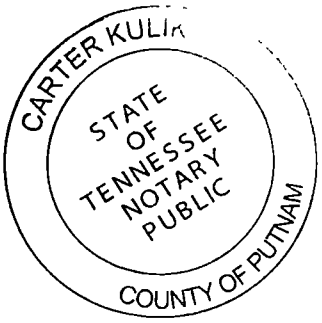
Carter Kulik, NOTARY PUBLIC
My commission expires: November 26, 2028

STATE OF TENNESSEE
COUNTY OF PUTNAM

The consideration for this transfer is for the Grantor to transfer real estate to a revocable living trust created by the same Grantor and is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi).

MARK STEWART SASSAMAN,
AFFIANT/INITIAL TRUSTEE

Subscribed and sworn to before me this 18th day of July 2025.



Carter Kulik, NOTARY PUBLIC
My commission expires: November 26, 2028