THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
James A. Akin, Trustee 203 Rising Sun Lane Old Hickory, TN 37138	SAME AS NEW OWNER	054 13 0 115.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **James Alvey Akin**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **James Alvey Akin, Trustee of The James A. Akin Revocable Living Trust**, dated August 14, 2025, and any amendments thereto, and to his successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.
>
> Being the same property conveyed to James A. Akin and wife, Judy C. Akin from Dianne J. Ford by Warranty Deed of record in Instrument No. 20040115-0006099 in the Register's Office for Davidson County, Tennessee. Judy C. Akin died on December 25, 2024.

Karen Johnson Davidson County
Batch # 1311545 DEEDQC
08/19/2025 08:52:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250819-0065978

This is improved property known as 203 Rising Sun Lane, Old Hickory, Tennessee 37138.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 14th day of August, 2025.

James Alvey Akin, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Alvey Akin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of August, 2025.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON