Karen Johnson Davidson County
Batch# 1312876 DEEDQC
08/20/2025 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250820-0066729

This Document Prepared By:
ALLEN CHRISTIE
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The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

After Recording, Return and Mail Tax Statements To:
Leslie Morris Clendenin III, as Trustee
Mailing address
3057 Freeman Hollow Road, Goodlettsville, TN 37072

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

, Trustee

Affiant

Subscribed and sworn to me this 19th day of August, 2025

Notary Public:

My Commission Expires : 08/19/2025

RACHEL CHRISTIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires: 08/19/2025

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, LESLIE M. CLENDENIN III, Trustee of the FROLLO 35 LAND TRUST U/A dated: May 17, 2017, the GRANTOR,

Whose mailing address is 3057 Freeman Hollow Rd., Goodlettsville, TN 37072;

hereby conveys its interest and quitclaim to

LESLIE MORRIS CLENDENIN III, as Trustee of the LES CLENDENIN TRUST, U/A dated: August 19, 2025, the GRANTEE,

Whose mailing address is 3057 Freeman Hollow Rd., Goodlettsville, TN 37072;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the center of Freeman Road, the southeast corner of the subject tract; thence leaving said Road, S 72° 07' W 322.09 feet to a point in the east line of Dennis Parker Land; thence with Parker's east line N 15° 02' W 519.57 feet to a point in the south line of the property conveyed to William Earl Ayers and wife, of record in Book 4489, Page 791, Register's Office for said County, the northwest corner of the subject property; thence with the south line as set forth in said deed, S 87° 52' E 270.00 feet to a point; thence S 23° 45' E, 105.6 feet to a point: thence S 40° 27' E 82.8 feet to a point in the center of Freeman Road: thence South 17° 53" E, 245.00 feet to the point of beginning, containing 3.21 acres, more or less.

BEING THE SAME PREMISES conveyed to Grantors by: Quitclaim Deed from Leslie M. Clendenin III, dated May 23, 2017, filed May 23, 2017, of record in Instrument Number 20170523-0051136, in the Register's Office for Davidson County, Tennessee

More commonly known as: 3057 Freeman Hollow Road, Goodlettsville, TN 37072.

Assessor's Parcel Number: 011-00-0 103.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: August 19, 2025

Trustee

Leslie M. Clendenin III, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Leslie M. Clendenin III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

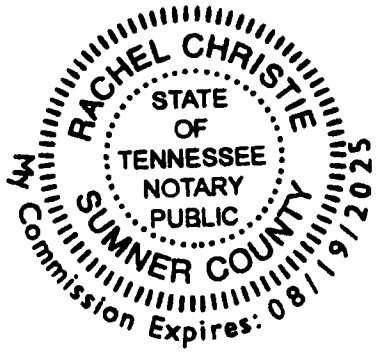
WITNESS my hand, at office,

This 19th day of August, 2025.

Rachel Christie

Rachel Christie, Notary Public

My commission expires: August 19, 2025



The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 August 19th, 2025

Affiant Signature

8/19/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th, day of August 2025.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025