PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF Williamson)

Actual consideration for this transfer is -$0-.

EJ Wiles
AFFIANT

Subscribed and sworn to before me on this day, August 26, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Lynn Family Trust
420 Rolling Mill Road
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
064-02-0-083.00

QUITCLAIM DEED

Russell Scott Lynn and Weatherly Lynn, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Lynn Family Trust**, dated August 21, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

Karen Johnson Davidson County
Batch# 1314741 DEEDQC
08/26/2025 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250826-0068155

WITNESS my hand on this day, August 21, **2025.**

Russell Scott Lynn

Weatherly Lynn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Russell Scott Lynn and Weatherly Lynn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, Aug 21, 2025.

DEBORAH L MRAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 09/07/2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 223, as shown on the map entitled Brandywine Farms Section 12, of record in Plat Book 4660, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Russell Scott Lynn and Weatherly Lynn, husband and wife, from Dipak Patel, married, by deed of record in Instrument No. 20250220-0012301, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 420 Rolling Mill Road, Old Hickory, TN 37138.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 26, 2025.

EZWiles
Affiant Signature

8/26/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 26, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028