Karen Johnson Davidson County
Batch# 1319024 DEEDQC
09/05/2025 03:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250905-0071163

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

Address of New Owner	Send Tax Bills To:	Parcel ID Numbers
Debra Y. Maggart, Trustee 112 La Bar Dr. Hendersonville, TN 37075 David P. Young Jr., Trustee 3834 Pocahontas Rd. Morrison, TN 37357	Debra Y. Maggart, Trustee 112 La Bar Dr. Hendersonville, TN 37075	060 03 0 045.00 060 03 0 030.00 084 12 0 108.00

EXECUTOR AND TRUSTEE'S QUITCLAIM DEED

DAVID P. YOUNG (the "Decedent") died testate on September 17, 2024, leaving a Last Will and Testament dated October 28, 2013 (the "Will"), which has been admitted to probate in the Circuit Court for Davidson County, Tennessee, under Docket No. 24P2483. Cumberland Trust and Investment Company (a/k/a Cumberland Trust & Investment Company), a Tennessee corporation, is the Executor of the Decedent's Estate. Pursuant to the Will, the Decedent's residuary estate was bequeathed to Cumberland Trust and Investment Company as the Trustee of the David P. Young Children's Trust f/b/o Debra Y. Maggart and as the Trustee of the David P. Young Children's Trust f/b/o David P. Young Jr.

NOW THEREFORE, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, CUMBERLAND TRUST AND INVESTMENT COMPANY, as EXECUTOR OF THE ESTATE OF DAVID P. YOUNG, as TRUSTEE OF THE DAVID P. YOUNG CHILDREN'S TRUST F/B/O DEBRA Y. MAGGART, and as TRUSTEE OF THE DAVID P. YOUNG CHILDREN'S TRUST F/B/O DAVID P. YOUNG JR. (collectively, the "Grantor"), does hereby quitclaim and convey unto (1) DEBRA Y. MAGGART, as TRUSTEE OF THE GLORIA C. YOUNG CHILDREN'S TRUST F/B/O DEBRA Y. MAGGART and (2) DAVID P. YOUNG JR., as TRUSTEE OF THE GLORIA C. YOUNG CHILDREN'S TRUST F/B/O DAVID P. YOUNG JR. (collectively, the "Grantee"), their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, an undivided 50% interest each in all of its right, title, and interest as executor and trustee in and to the Property, located in Davidson County, Tennessee, and more particularly described on Exhibit A hereto.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the court of the administration of the Decedent's estate and trusts, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 4th day of September, 2025.

CUMBERLAND TRUST AND INVESTMENT COMPANY, as EXECUTOR OF THE ESTATE OF DAVID P. YOUNG, as TRUSTEE OF THE DAVID P. YOUNG CHILDREN'S TRUST F/B/O DEBRA Y. MAGGART, and as TRUSTEE OF THE DAVID P. YOUNG CHILDREN'S TRUST F/B/O DAVID P. YOUNG JR.

Signed: Phillip C. Burnett III
By: Phillip C. Burnett III
Its: Trust Officer - Cumberland Trust

Cumberland Trust and Investment Co.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, the undersigned, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged the they are a duly authorized representative of Cumberland Trust and Investment Company, a Tennessee corporation, the within named bargainor, and is authorized to execute this instrument on its behalf, as Executor and Trustee.

WITNESS my hand, at office, this 4 day of Sept, 2025.

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 4th day of September, 2025.

Notary Public
My Commission Expires: 3/21/2027

CHRISTINE G. DIMARTINO
STATE OF TENNESSEE NOTARY PUBLIC
JOHNSON COUNTY

EXHIBIT A

060 03 0 045.00; 0 Larkspur, Nashville

Land in Davidson County, Tennessee:

LARKSPUR DR
.71 ACRES
FIELD BOOK NUMBER 12DZ 44300
MAP AND PARCEL NUMBER
060-03-0 045.00
DEED BOOK 3706, PAGE 102

Being part of the same property conveyed to David P. Young and wife, Gloria C. Young (deceased February 5, 1998), by Final Decree Confirming Sale of record in Book 8547, page 135, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT the following property conveyed by deed of record as Intrument #20020604-0067477, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the existing southeast margin of I-65 and the north boundary of the Peggy A. Young property; thence with said existing margin northeasterly 151 feet, more or less to a point; thence with the south boundary of the A. J. Fink, etux property north 75 degrees 20 minutes 58 seconds east 12.67 feet to a point, said point being 141.78 feet right of I-65 proposed centerline station 294+79.72; thence with the proposed southeast margin of I-65 south 35 degrees 20 minutes 58 seconds west 139.58 feet to a point, said point being 150.12 feet right of 1-65 proposed centerline station 293+36.74; thence with said north boundary south 83 degrees 33 minutes 12 seconds west 27.73 feet to the point of beginning, containing 2,334 square feet and being part of the same property conveyed xxxxxxxxxxxxxx to David P. Young & Wife, Gloria C. Young as of record in Book 8547 Page 135, Register's Office of Davidson County, Tennessee.

060 03 0 030.00; 0 Ewing Lane

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, known as part of the southeasterly part of Lot No. 1 in the partition of the real estate of Richard Hyde, deceased, a plan of which is of record in Minute Book H, page 120, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made March 29, 1955, by William C. Parrish, Engineers, and designated as Lot No. 1 of the James L. Carter property, described as follows:

Beginning at an iron pin in the northerly margin of Ewing Creek Road, at its intersection with a 50 foot right-of-way to May's property; thence south 66° 45' west 199.7 feet along the northerly margin of Ewing Creek Road, to the common corner of Lots Nos. 1 and 2; thence with the line between said two lots north 13° 15' west 237.3 feet to an old stone fence line; thence with said fence north 80° 43' east 168.3 feet, and south 84° 42' east 71.1 feet to an iron stake; thence with another stone fence line south 3° 07' east 209 feet to the point of beginning.

Being the same property conveyed to David P. Young and wife, Gloria Carter Young (deceased February 5, 1998), by deed of record in Book 4064, page 155, Register's Office for Davidson County, Tennessee.

084 12 0 108.00; 3212 Freno Drive, Nashville

Land in Davidson County, Tennessee, being Lots Nos. 30 and 30-A on the plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County.

Said Lots 30 and 30-A adjoin and front together 219.64 feet on the easterly side of Freno Drive (or Lane) and run back 257.6 feet on the northerly line of Lot 30 and 266.4 feet on the southerly line of Lot 30-A to a dead line in the rear, measuring 257 feet thereon.

Being the same property conveyed to David P. Young and wife, Gloria C. Young (deceased February 5, 1998), by deed of record in Book 4863, page 847, Register's Office for Davidson County, Tennessee.

202509050071163

Certificate of Authenticity

I, Quintin Burford, 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 Septemeber 4 2025.

Date

Affiant Signature

09/05/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of September, 2025.

Notary's Signature

My Commission Expires: 09-07-2026

Date

Notary's Seal (if on paper)

