Karen Johnson
Batch # 1319091
09/08/2025 08 41 29 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250908-0071255

ADDRESS NEW OWNER:
The Glenn C. Dotts & Teresa N. Dotts Revocable Living Trust
c/o Glenn C. Dotts & Teresa N. Dotts, Trustees
102 2nd Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Same as above

Map-Parcel Numbers
06413006301

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Glenn C. Dotts and Teresa N. Dotts, husband and wife, hereinafter called the Grantors, their heirs and assigns, and by these presents do hereby quitclaim and convey unto **GLENN C. DOTTS** and **TERESA N. DOTTS**, as Trustees of **THE GLENN C. DOTTS AND TERESA N. DOTTS REVOCABLE LIVING TRUST**, our heirs and assigns, all our right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin located 85 feet west of the intersection of Second Street and Wood Street in the southerly margin of Second Street and running thence sough 17 degrees 15" east 150 feet to an iron pin; thence south 70 degrees 15' west 65 feet to an iron pin in an alley; thence north 17 degrees 15' west 150 feet to an iron pin; thence north 70 degrees 15' east 65 feet along the southerly margin of Second Street to the point of beginning.

Being the same property conveyed to Clifton Judd, Jr. and wife, Feda A. Judd, by deed dated August 12, 1953 and recorded on August 19, 1953 in Deed Book 2156, Page 361 Instrument/Case NO. 107195, in the County Clerk's Office. Clifton Judd, Jr. deceased as of 06/17/2016. Freda A. Judd deceased as of 11/05/2021.

Being the same property conveyed to Teresa Dotts and Glenn Dotts, wife and husband of the second part by QuitClaim Deed dated February 9, 2024 and recorded on February 14, 2024 in Instrument No. 20240214-0010200.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements or record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other

matters of public record.

This is improved real property known as 107 2nd Street, Old Hickory, Tennessee 37138.

Witness my hand this 3rd day of September 2025.

GLENN C. DOTTS

TERESA N. DOTTS

STATE OF TENNESSEE)
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gleen C. Dotts and Teresa N. Dotts to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal at office this 3rd day of September 2025.

NANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My commission expires: 05.28.28

STATE OF TENNESSEE)
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

GLENN C. DOTTS Trustee
AFFIANT

TERESA N. DOTTS, Trustee
AFFIANT

Subscribed and sworn to before me this 3RD day of September 2025.

NANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My commission expires: 05.28.28

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889