Karen Johnson Davidson County
Batch# 1320317 DEEDQC
09/09/2025 01:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250909-0072096

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Brenda Welch, Trustee
2060 Earl Pearce Circle
Mt. Juliet, TN 37122

Send Tax Bills To
Same

Map-Parcel No.
054 130 084.00

Quitclaim Deed to Trustee

Grantor: Dorothy B. Jackson (unmarried)
Grantee: Brenda Welch, Trustee of the Revocable Trust of Dorothy Jackson, dated September 5, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, Being Lot No. 38 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, Page 79 and 80, Register's Office for said County, Specific reference to said Plan being here made for a more particular description of said Lot.

Being the same property conveyed to Dorothy B. Jackson by deed from Walter T. Jackson, of record in Instrument Number 20090612-0054472, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in Instrument of record in Book 3816, Page 544, said Register's Office

This is improved property, known as: 111 Rolling Mill Road, Old Hickory, TN 37138.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Dorothy B. Jackson
Dorothy B. Jackson, Grantor

State of Tennessee
County of Davidson

On September 5, 2025, personally appeared before me, Dorothy B. Jackson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King
Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Brenda Welch

Brenda Welch, Trustee
Grantee

Sworn to and subscribed before me on September 5, 2025.

Debra Y. King

Notary Public
My commission expires: 04.22.2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 September 5, 2025.

Hope Campbell

Signature

9/5/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 5, 2025.

Debra Y. King

Notary's Signature
My Commission Expires: 04.22.2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER