This instrument prepared by:
Jackson M. Welch, Jr., Esq
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson
Batch # 1321450
09/12/2025 10 23 12 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250912-0072929

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me on this 3 day of Sept., 2025.

JACKSON M. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 11-19-28.

Address of New Owner:
Mary Wilson-Sjerps, Trustee
Mary Wilson-Sjerps Revocable Living Trust
122 Chuzzlewit Down
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Map-Parcel:
172010A07500CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made

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QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Wilson-Sjerps** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaims unto **Mary Wilson-Sjerps, Trustee of the Mary Wilson-Sjerps Revocable Living Trust u/a/d September 3, 2025** ("Grantee"), and her successors in trust, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Being Lot No. 75 on the plan of Copperfield revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan

reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Wilson-Sjerps by Quitclaim Deed Creating a Tenancy By the Entirety from John P Sjerps, her husband, of record in Instrument No. 20111020-0081735, Register's Office for Davidson County, Tennessee. The said John P. Sjerps having passed away in 2017 leaving Mary Wilson-Sjerps as the sole owner of the property.

This is improved property known as 122 Chuzzlewit Down, Brentwood, TN 37027.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 3 day of Sept, 2025.

GRANTOR:

Mary Wilson-Sjerps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Mary Wilson-Sjerps**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 3 day of September, 2025.

JACKSON M. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11-19-28