THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Tiffany James Revocable Living Trust
756 Hill Bennett Circle
Antioch, TN 37013

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Tiffany James Revocable Living Trust 756 Hill Bennett Circle Antioch, TN 37013	Same as Grantee	Parcel #: 162 02 0A 005.00

This Quitclaim Deed (the "Deed") is made effective this 18 day of September, 2025 (the "Effective Date") between Tiffany A. James, unmarried (the "Grantors"), and **the Tiffany James Revocable Living Trust dated September 18, 2025, and any amendment thereto, Tiffany James, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. Five (5) on the Final Plat First Revision of Section Two, Spencer Hill, according to Plan of record in Instrument Number 20110602-0042167, and in Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South Holdings, Inc., a Tennessee Corporation, dated August 31, 2011, appearing of record in Instrument Number 20110906-0068599, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictions contained in Instrument Number 20070530-0064097, and amended in Instrument Number 20101213-0099002; Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record; Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property; Streets, right-or ways and highways encumbering the Property; Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property; Subordination Agreement of record in Instrument Number 20090122-0005470; Easements of record in Book 4135, page 444; Subject to Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, page 824; Stormwater Detention agreement of record in Instrument Number 20060821-0102706; and to any and all matters shown on said plan of record in Instrument Number 20110602-0042167, and in Book 3700, page 59; all of said Register's Office.

Being the same property conveyed to Tiffany A. James, unmarried by warranty deed in **Deed Book 20110906, at Page 0068600,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **756 Hill Bennett Circle, Antioch, TN 37013.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20110906, at Page 0068600.**

Witness my hand this 18 day of September, 2025.

Grantor Signature - Tiffany A. James

Karen Johnson Davidson County
Batch # 1324121 DEEDQC
09/18/2025 02:36:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250918-0074759

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Tiffany A. James, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 18 day of September, 2025.

Notary Public: [signature]
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

[signature]
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 18 day of September, 2025.

Notary Public: [signature] My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY