PREPARED BY:

J. Stephen Brown
ATTORNEY AT LAW
P.O. BOX 792 | 224 WEST GAY STREET
LEBANON, TENNESSEE 37088
STEVE@JSTEPHENBROWN.COM
615-444-3299- OFFICE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Actual consideration for this transfer is -$0-.

Barbara Ann Hall Nance

AFFIANT

Subscribed and sworn to before me on this day, September 18, 2025.

Notary Public

My Commission Expires: 9-26-2027

J. STEPHEN BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

New Owner Address:
Nance Family Trust
204 Bramwell Court
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
086 00 0 028.00

QUITCLAIM DEED

Barbara Ann Hall Nance ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Nance Family Trust**, dated September 18, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

Karen Johnson Davidson County
Batch# 1324189 DEEDQC
09/19/2025 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0074885

WITNESS my hand on this day, **September 18, 2025.**

Barbara Ann Hall Nance

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Barbara Ann Hall Nance**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such personexecuted the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 18, 2025.

Notary Public

My Commission Expires: ~~2-11-2028~~ 9-26-2027

J. STEPHEN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, J. Stephen Brown, Esq., do hereby make oath that I am a licensed attorney and 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 18, 2025.

Affiant Signature

9/18/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me on this day, September 18, 2025.

Connie Trammel
Notary Public

My Commission Expires: 5/28/2028

CONNIE TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, according to a survey made by J. R. Wauford & Co., Consulting Engineers, designated as Job No. 64-001, dated January 14, 1964, more particularly described as follows:

BEGINNING at the intersection of the center line of Old Lebanon Road and the center line of Dodson Chapel Road; thence along the Center line of Old Lebanon Road south 89 deg. 09' east a distance of 457.8 feet to a point; thence north 0 deg. 20' east a distance of 685-feet, more or less, to a point; thence meandering with the center line of a creek in a northwesterly and southwesterly direction a distance of 1120 feet, more or less, to a point in the center line of Dodson Chapel Road; thence south 77 deg. 13' east a distance of 161.0 feet to a point in the center line of Dodson Chapel Road; thence south 60 deg. 33' east a distance of 44.3 feet to a point in the center line-of Dodson Chapel Road; thence south 16 deg. 15' east a distance of 40.9 feet to a point in the center line of Dodson Chapel Road; thence south 0 deg. 18' west a distance of 538.0 feet to the point of beginning, containing 10.91 acres, more or less.

Being the same property conveyed to Wallace E. Nance, Jr. from Wallace E. Nance, Jr. and Edward C. Kennedy, d/b/a EDCO Realty Company, by deed of record in Book 5557, Page 246, Register's Office for Davidson County, Tennessee.

Wallace E. Nance, Jr. subsequently died, leaving a Last Will and Testament, dated October 19, 1965, leaving all real property to Barbara Ann Hall Nance, recorded as Instrument No. 20010130-0009002, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.