Karen Johnson
Batch # 1324521
09/22/2025 09 06 11 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250922-0075375

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Jon Edward Waltz, a/k/a John E. Waltz, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby quit claim and convey unto Jon Edward Waltz as Trustee of the Revocable Jon Edward Waltz Living Trust 2024 dated September 18th, 2024 (herein "Grantee") or his/her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Hermitage, State of Tennessee, to wit·

A tract of land situated in the 12th Councilmanic District of Davidson County, Tennessee, of record in Deed Book 8607, Page 705 and described according to an un-recorded survey by John D McCormick-RLS #674 dated September 18, 2000 follows

Beginning at an iron rod in a chain link fence line on the Northerly line of the said Cloyd property Said point being 454 90 feet in a N 64 deg 06' 32" W direction from the Northeast corner of the said Cloyd property in Deed Book 8607, Page 705, said Register's Office, thence S 20 deg 30' 00" W a distance of 489 66 feet to an iron rod, thence N 84 deg 28' 35" W a distance of 83 50 feet to an iron rod, thence S 20 deg 04' 52" W a distance of 54 15 feet to an iron rod, being in line with a fence line in a tree row, thence along said fence line and tree row N 63 deg 50' 39" W a distance of 364 51 feet to an iron rod in the western boundary of the said Cloyd Property and in the easterly boundary of Hermitage Estates-Section 3, thence N 27 deg 52' 16" a distance of 100 09 feet to a concrete monument at the end of Gullett Drive, thence N 27 deg 49' 38" to a distance of 468 94 feet to an iron rod, said point being the northwesterly corner of the said Cloyd property, thence S 64 deg 06' 32" E a distance of 372 00 feet to the point of beginning

There is conveyed with this property any and all rights retained in a certain Ingress-Egress and Utility Easement along the northerly boundary of the said Cloyd Property of record in Deed Book 8607, Page 705 from Andrew Jackson Parkway to the above described tract and described as follows

Beginning at an iron rod in the westerly margin of Andrew Jackson Parkway, said point being the northeast corner of the Cloyd Property of record in Deed Book 8607, Page 705, thence along the westerly margin of Andrew Jackson Parkway S 15 deg 42' 07" W a distance of 50 80 feet, thence leaving Andrew Jackson Parkway N 64 deg 06' 32" W a distance of 459 17 feet to a point in the above described property, thence N 20 deg 30' 00" E a distance of 50 22 feet to an iron rode in a chain link fence line, thence along the chain link fence line S 64 deg 06' 32" E a distance of 454 90 feet to the point of beginning

BEING the same property conveyed to John E Waltz, unmarried, from J Steven Cloyd, Bobbie Sue Fertig, David B Cloyd, Patricia Ann Taylor, and James H Cloyd, Heirs of the Estate of James B Cloyd, by Warranty Deed on July 11, 2014, and recorded on July 14, 2014, Instrument No 20140714-0061650, Register's Office, Davidson County, Tennessee

This is improved property, known as 4262 Andrew Jackson Parkway, Hermitage, TN 37076

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

IN TESTIMONY THEREOF I have executed this instrument this 18th day of September, 2024

Grantor:

JON EDWARD WALTZ, A/K/A JOHN E WALTZ

Address of New Owner	Send Tax Bills to	Map and Parcel.
Jon Edward Waltz, as Trustee of the Revocable Jon Edward Waltz Living Trust 2024 4262 Andrew Jackson Parkway, Hermitage, TN 37076	Jon Edward Waltz, as Trustee of the Revocable Jon Edward Waltz Living Trust 2024 4262 Andrew Jackson Parkway, Hermitage, TN 37076	**07500004400**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jon Edward Waltz known to me to be the person described in and who executed the foregoing and acknowledged that he executed the same as his free act and deed

WITNESS my hand and Notarial Seal at office this 18th day of September, 2024

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater,

is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes
Name. Jon Edward Waltz, as Trustee of the Revocable Jon Edward Waltz Living Trust 2024, dated September 16th, 2024, 4262 Andrew Jackson Parkway, Hermitage, TN 37076.

Grantee:

JON EDWARD WALTZ, as Trustee of the Jon Edward Waltz Living Trust 2024 dated September 16th, 2024

Subscribed and sworn to before me this 16th day of September, 2025

Notary Public

RACHELA FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028