QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1324805 DEEDQC
09/22/2025 03:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250922-0075658

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Brad Tuttle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025.

Brad Tuttle
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRAD GREGORY TUTTLE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMMISSION EXPIRES MARCH 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lewis James (NAME)	Lewis James (NAME)	34 15 23
1255 Goshentown Rd (ADDRESS)	1255 Goshentown Rd (ADDRESS)	
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	File No.: 20251522

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Laneice W. Loudermilk, Trustee of the Laneice W. Loudermilk 1998 Revocable Trust**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Lewis James**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 12 on the Plan of Rivergate Industrial Park, Section 2, as of record in Plat Book 6900, page 239, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

AND BEING a portion of the property conveyed to Laneice W. Loudermilk, Trustee of the Laneice W. Loudermilk 1998 Revocable Trust by Warranty deed from Carlyle D. Apple, a 40% undivided interest and Charles N. Parker, Trustee for the Estate of Marilyn A. Baker, a 40% undivided interest, dated April 12, 2007 and filed of record in Instrument 20070416-0044881, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1136 Myatt Blvd, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 22 day of September, 2025

The Laneice W. Loudermilk 1998 Revocable Trust

by: Laneice W. Loudermilk

Laneice W. Loudermilk, Trustee

STATE OF TENNESSEE)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Laneice W. Loudermilk Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of September, 2025.

Brad Tuttle
Notary Public
My Commission Expires: 12-16-2025

BRAD TUTTLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Certificate of Authenticity

I, Brad Tuttle, do hereby make oath that I am a licensed attorney and/or 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 9/22/25.

Date

Brad Tuttle

Affiant Signature

9/22/25

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of September, 2025.

Sarah Gregory

Notary's Signature

My Commission Expires: March 23, 2027

Date

Notary's Seal (if on paper)

