Karen Johnson Davidson County
Batch# 1332400 DEEDQC
10/09/2025 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080918

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Larry C Young
AFFIANT

Subscribed and sworn to before me on this day, October 9, 2025.

Kenneth Jones
Notary Public

My Commission Expires: _____

KENNETH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES SEPT. 24, 2028

New Owner Address:
Young Family Trust
832 Hunters Hill Trace
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
124 00 O 122.00

QUITCLAIM DEED

Robin K. Young and Larry C. Young (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Young Family Trust**, dated October 9, 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.>

WITNESS my hand on this day, **October 9, 2025**.

Larry C. Young

Robin K. Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Larry C. Young and Robin K. Young**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 9, 2025.

Notary Public

My Commission Expires: _____

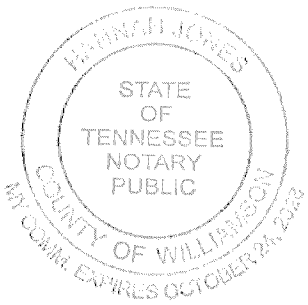

EXHIBIT A

Being Tract No. 3 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh Road (25 feet from the centerline) Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows:

South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 98.51 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, page 398 in the Register's Office of Davidson County, Tennessee; thence, leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1056.95 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215 page 882, South 85 degrees 42 minutes 00 seconds East 220.04 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1057.72 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: North 85 degrees 30 minutes 05 seconds West 220.05 feet to the beginning containing 5.34 acres.

Being the same property conveyed to Robin K. Young and Larry C. Young from Bobby Vernon Dycus, Sr. by deed of record in Instrument No. 20070604-0065904, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 3251 Pugh Road, Hermitage, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, 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 October 9, 2025.

E Z Wiles

Affiant Signature

10/9/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 9, 2025.

Hannah Jones

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028