Karen Johnson Davidson County
Batch # 1333133
10/10/2025 11 24 13 AM
Fees $12 00 Taxes $0 00
20251010-0081168
DEEDQC
2 pgs

This instrument prepared by
John L Billings, Esq
The Law Office of John L Billings, PLLC
4617 Chambliss Avenue
Knoxville, TN 37919

Owner/Responsible Tax Payer
Elston & Nancy Winters, Co-Trustees of the Winters Joint Revocable Living Trust
2854 Morgan Road
Joelton, Tennessee 37080

Map and Parcel No
Map 30 Parcel 31

QUITCLAIM DEED

This Quitclaim Deed is made this 7 day of OCT, **2025**, by and between

NANCY J. WINTERS, formerly known as NANCY JANE BROWN, a married woman, hereinafter referred to as the "Grantor,"

And

ELSTON WAYNE WINTERS and NANCY JOHNS WINTERS, Co-Trustees of the WINTERS JOINT REVOCABLE LIVING TRUST, dated OCT 7, **20**___, hereinafter referred to as the "Grantee"

RECITALS

WHEREAS, Grantor acquired title to the property described herein under her maiden name, Nancy Jane Brown, and

WHEREAS, Grantor has since married and now uses the name Nancy J Winters and/or Nancy Johns Winters, and

WHEREAS, Grantor and her husband, Elston Wayne Winters, have established the Winters Joint Revocable Living Trust dated OCT 7, 2025, and now desire to convey the subject property into said trust,

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10 00) Dollars and other good and valuable consideration, the Grantor does hereby quitclaim and convey unto the Grantee, their successors and assigns, all of the Grantors' right, title and interest in and to the following described land in Davidson County, Tennessee

A certain tract or parcel of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, September 30, 1961, as follows

BEGINNING at a railroad spike in the center of Laws Road at the northeast corner of the property conveyed to William Buford Green and wife, by deed from J W Hobbs and wife, as of record in Book 2691, page 95, Register's Office for said County, thence with said Green's northeasterly line north 40° 32' west 36 5 feet to an iron pin at a fence past in the easterly margin of said Road, thence with said Green's northeasterly line along an old established wire fence as follows North 40° 32' west 263 5 feet to a fence post, north 58° 27' west 277 feet to a poplar tree and north 72° 07' west 496 8 feet to a fence post at said Green's northwest corner, thence with a fence north 44° 50' east 133 3 feet to an iron pin, thence south 64° 22' east 173 feet to an iron pin, thence south 76° 25' east 62 4 feet to an iron pin, thence south 74° 35' east 140 8 feet to an iron pin, thence south 55° 17' east 67 8 feet to an iron pin, thence south 78° 05' east 184 3 feet to an iron pin thence north 87° 04' east 133 5 feet to an iron pin in the southwesterly margin of said Road, thence north 87° 04' east 31 2 feet to a railroad spike in the center of said Road, thence with the center of said Road around a curve to the right, having a radius of 356 6 feet, southeasterly 262 4 feet to a point, thence with the same south 1° 53' west 200 feet to the beginning, containing 2 9 acres, more or less.

BEING the same property conveyed to Nancy Jane Brown, dated October 20, 2004, of record in Instrument Number 20041020-0126199, Register's Office of Davidson County, Tennessee

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE TITLE TO THE PREMISES OR THE ACCURACY OF THE PROPERTY DESCRIPTION.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 7 day of OCT, 2025

Nancy J Winters

NANCY J WINTERS
(formerly known as Nancy Jane Brown)

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared me, the undersigned, a Notary Public of the State and County aforesaid, NANCY J WINTERS, formerly known as NANCY JANE BROWN, the within 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 purpose therein contained

Witness my hand and seal at office in the aforesaid county, this 7 day of Oct, 2025

Erica A Hansbrough

Notary Public

My commission expires 09-27-2028

ERICA A HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028

AFFIDAVIT

This transfer is exempt from tax pursuant to *Tenn Code Ann* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required

Nancy Johns Winters

NANCY JOHNS WINTERS, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 7 day of Oct, 2025

Erica A Hansbrough

Notary Public

My commission expires: 09-27-2028

ERICA A HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028