Karen Johnson Davidson County
Batch# 1334733 DEEDQC
10/16/2025 08:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251016-0082300

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Clifford S. Whitmore, II, Co-Trustee
Linda J. Whitmore, Co-Trustee
Linda and Cliff Whitmore
Community Property Trust
109 7th Avenue North
Franklin, TN 37064

Send Tax Bills To:
same

Map/Parcel Number:
117 02 0 229.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Clifford Whitmore and Linda Whitmore, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Clifford S. Whitmore, II and Linda J. Whitmore, Co-Trustees, and their successors in trust, of the Linda and Cliff Whitmore Community Property Trust dated July 2, 2025, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Zone Lot Division of Lots 1 and 2, Resub Lot #14, Sharondale, as of record in Plat Book 6050, page 238, amended in Plat Book 6900, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with Dedication of Joint Driveway as more fully described in Book 6985, page 875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford Whitmore and Linda Whitmore, husband and wife, by Warranty Deed dated October 13, 2020, from Jose Amden and Jessica Amden, husband and wife, of record at Instrument No. 20201015-0119911 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2306 Sharondale Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Linda and Cliff Whitmore Community Property Trust dated July 2, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Clifford Whitmore and Linda Whitmore, husband and wife, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 10 day of October, 2025.

COLLEEN G HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Clifford Whitmore, Grantor

Linda Whitmore, Grantor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson CH

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Clifford Whitmore, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10 day of October, 2025.

Colleen Harrison CH
Notary Public

My Commission Expires: 06/03/2028

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Linda Whitmore, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10 day of October, 2025.

Colleen G. Harrison

Notary Public

My Commission Expires: 06/03/2028

COLLEEN G HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Clifford Whitmore, Affiant

Subscribed and sworn to before me this 10 day of October, 2025.

Colleen G. Harrison

Notary Public

My Commission Expires: 06/03/2028

COLLEEN G HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 October 10, 2025.

Andrea J. Sinclair

Andrea J. Sinclair

Oct. 15, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15 day of October, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON