Prepared By:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

Karen Johnson Davidson County
Batch # 1335927 DEEDQC
10/20/2025 10 19 59 AM 8 pgs
Fees $42 00 Taxes $0 00

20251020-0083268

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Maria Anderson, Trustee
Joann L White Revocable Living Trust
1011 Ashcroft Way
Mount Juliet TN 37122

TENNESSEE QUIT CLAIM DEED
(Map and Parcel:)

1. **Map: 148-2** **Parcel: 59**
2. **Map: 095-16-008** **Parcel: 3DZ10425**
3. **Map: 173-01** **Parcel: 0236.00**
4. **Map: 50-13** **Parcel: 9**
5. **Map: 50-13** **Parcel: 6**
6. **Map: 60-1** **Parcel: 129**
7. **Map: 60-1** **Parcel: 112**
8. **Map: 060-01** **Parcel: 135.00**
9. **Map: 60-1** **Parcel: 200**
10. **Map: 60-1** **Parcel: 201**
11. **Map: 60-1** **Parcel: 196**
12. **Map: 136** **Parcel: 56**

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Joann L White, an individual and Tennessee resident (herein, "Grantor"), does hereby remise, release and forever quitclaim to THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023, a Revocable Trust, based in Tennessee, Maria Anderson, Trustee (herein, "Grantee"), , as follows:

all of Grantor's rights, title, interest, and claim in or to the following improved real property, to wit:
Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference:

Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference].

[PLEASE SEE EXHIBIT A ATTACHED HERETO]

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee(s), on this 18 day of September 2025.

JOANN L WHITE, GRANTOR:

Joann L White

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, Joann L White, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she has executed the same, in her capacity as Grantor, voluntarily on this date.

Given under my hand this 18 day of September 2025.

, Notary Public

My Commission Expires: 02-21-2027

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

ACKNOWLEDGED BY GRANTEE(S):

THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023:

Maria Anderson, Trustee
MARIA ANDERSON, Trustee

OATH OF CONSIDERATION

RE: The improved real property identified in Exhibit A, attached hereto:

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for these transfers is Zero Dollars US ($0 00)

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

FURTHER the Affiant sayeth not.

JOANN L WHITE, GRANTOR:

Joann L White

09.18.2025
DATE

Subscribed and sworn before me, this 18 day of September 2025.

Dalen Farmer, Notary Public

MY COMMISSION EXPIRES: 02-21-2027

EXHIBIT A

1. **302 Lallemand Court Nashville TN 37217 Map and Parcel: 148-2-59**

Being Lot No 25 on the Plan of Luna Heights, Section II, of record in Book 2900, page 85, Register's Office for said County, as follows
Said Lot No 25 fronts 62 0 feet on the northerly side of Lallemand Court and extends back 204.0 feet on the westerly line and 205 5 feet on the easterly line, which is a broken line, measuring 125.0 feet thereon. Being the same property conveyed to O W. Cooper by deed from Dodson Batson, Trustee, of record in Book 4088, page 357, said Register's Office

Being the same property conveyed to William A White and wife, JoAnn White by Warranty Deed from O.W. Cooper and wife, Helen B Cooper dated May 2, 1967 of record in Book 4126, page 861 of said Register's Office of Davidson County, Tennessee. William A White died on January 7, 2022 leaving JoAnn White as sole owner

2. **314 Emery Drive Nashville TN 37214 Map and Parcel: 095-16-008**

Land in Davidson County, Tennessee, being Lot No 34 on the Plan of Lakeland in Plat Book 2133, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Laura C Brantley by deed from Oliver W Tribble and wife, Debora L Tribble, of record in Book 6576, page 458, Register's Office for said County.

Being the same property conveyed to William A White and wife, Jo Ann White by Substitute Trustee's Deed from Union Financial Corporation dated November 9, 1990 and recorded on November 16, 1990 of record in Book 8238 page 845-848, Register's Office of Davidson County, Tennessee William A White died on January 7, 2022 leaving JoAnn White as the sole owner.

This property is located at 314 Emery Drive, Nashville, Tennessee 37214.

3. **316 CedarCreek Nashville TN 37211 Map and Parcel: 173-01-0236.00**

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Monte Carlo Estates, Section V of record in Plat Book 6250, Page 383, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William A White and wife, JoAnn White by Warranty Deed from Morris Goodrich and Alexis Goodrich of record in Instrument No 20025016-0060130 dated May 16, 2002 in Register's Office of Davidson County, Tennessee The said William A White died on January 7, 2022 leaving JoAnn White as the sole owner.

Being the same property conveyed to Morris Goodrich Alexis Goodrich by deed of record in Book 9788, Page 395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Aurora Loan Services, Inc of record in Book 7831, Page 505, said Register's Office with a present unpaid balance of approximately $57, 297 27, which the Grantees herein hereby assume and agree to pay The escrow amount in connection with said loan is hereby transferred to Grantee

4. 2136 W Richmond Hills Nashville TN 37207 Map and Parcel: 50-13 / 12D-95108

LAND in Davidson County, Tennessee, being Lot No 12 on the Plan of Golden Valley Estates, Section I, of record in Book 4175, page 142, said Register's Office

SAID Lot No 12 fronts 57 81 feet on the northerly margin of Richmond Hill Drive and extends back 150 feet on the easterly and westerly side lines to a dead line in the rear measuring 52.88 feet thereon.

BEING the same property conveyed to William A White and wife, JoAnn White as tenants by entireties from Woodrow Wilson Doss, Jr , and wife, Jaqueline Doss by Warranty Deed dated March 13, 1980 of record in Book 5578, pages 609-611, Register's Office for Davidson County, Tennessee The said William A White died on January 7, 2022 leaving JoAnn White as the sole owner

BEING the same property conveyed to Woodrow Wilson Doss, Jr and wife, Jacqueline Doss by deed from Christine P Swafford and Husband, Joe T Swafford of record in Rook 5073, page 915, Register's Office for Davidson County, Tennessee

INCLUDED in the above description, but specifically excluded from this conveyance is the land conveyed to the State of Tennessee by deed of record in Book 4659, PAGE 563 BEGINNING at a point that is in the intersection of the west boundary of Lot 13 and the south right of way of the proposed Briley Parkway, thence with said west boundary south-wardly 38 feet, more or less, to a point, thence south 86 degrees 03 min 38 sec west 28 feet, more or less to a point, thence north 84 deg 01 min 23 seconds west 30 feet, more or less, to a point in the east boundary of lot 11, thence with said east boundary north-wardly 32 feet more or less to *a* point in the said south right of way eastwardly 52 88 feet to the point of beginning and containing 1,884 square feet

GRANTEE hereby assumes and agrees to pay the mortgage held by Collateral Investment Company of record in Book 5073, 917, said Register's Office Escrow account and insurance to be transferred to Grantee

5. 2148 W Richmond Hills Nashville TN 37207 Map 50-13 / Parcel 6

Being Lot No 15 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot No 15 fronts 57 81 feet on the northerly margin of Richmond Hill Drive and runs back between lines 150 feet on the westerly side and 150 feet on the easterly side to a dead line in the rear on which it measures 52 88 feet

Included, but expressly excluded from the above description is a parcel of land conveyed to the State of Tennessee by deed from Joe Henry Frazier and wife, Arlinda Lee Frazier, by deed of record in Book 4657, page 226, said Register's Office as follows. Being part of said Lot No. 15 on the Plan of Golden Valley estates, Section I, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, and being more particularly described as follows· Beginning at the point of intersection of the west boundary of Lot 16 of the said estates with the south right of way of the proposed Briley Parkway; thence with the said west boundary south-wardly 52 feet to a point, thence south 86°03'west 58 feet to a point in the east boundary of Lot 14, thence with said east boundary northwardly 45 feet_to a point in the said south right of way, thence with the said south right of way eastwardly 52 88 feet to the point of beginning

Being the same property conveyed to William A White and wife, Jo Ann White by Warranty Deed from Edward J. Morgan, unmarried of record in Book 4841, pages 140-141, Register's Office for Davidson County, Tennessee dated July 31, 1974 William A White died on January 7, 2022 leaving Jo Ann White as the sole owner.

Being the same property conveyed to Edward J Morgan by deed from Frank Eugene Beasley and wife, Dorothy Mae Beasley of record in Book 4833, page 274, Register's Office for Davidson County, Tennessee

6. 3100 Greggwood Nashville TN 37207 Map 60-1 / Parcel 129

LAND in Davidson County, Tennessee being Lot No 75 on the Plan of Golden Valley Estates, Section I, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.
SAID Lot No. 75, which is a corner lot, fronts 41.65 feet on the northerly margin of Greggwood Drive and fronts 89.81 feet on the easterly margin of Gwynnwood Drive, said fronts being joined by a curve having a. length of 39.27 feet, and extends back 66 65 feet on the northerly line and 114 81 feet on the easterly line to a point of intersection.
BEING the same property conveyed to Herbert Louis McCawley and wife, Robin Lee McCawley by deed from Secretary of Housing and Urban Development, of record in Book 4996, page 292, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to Donald Wayne Biggs and wife, Jackie Lou Biggs by deed from Herbert Louis McCawley and wife, Robin Lee McCawley of record in Book 5072, page 282, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to William A White and wife, Jo Ann White by Warranty Deed from Donald Wayne Biggs and wife, Jackie Lou Biggs dated May 31, 1977 of record in Book 5153, page 5-6, Register's Office for Davidson County, Tennessee
IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgae Deed of Trust to Collateral Investment Company of record in Book 4996, page 294, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees

7. 3117 Ewingwood Drive Nashville TN 37207 Map 60-1 / Parcel 112

Land in Davidson County, Tennessee, being Lot No 92 on the Plan of Golden Valley Estates, Section I, of record in Book 4175, page 142, Register's Office for said County, to which plan reference is here made for a more complete description

Being the same property conveyed to Gaston J Andrews and wife, Joetta C Andrews by deed from Raymond F Springer and wife, Lora J. Springer of record in Book 5392, page 615, Register's Office for Davidson County, Tennessee

Being the same property conveyed to William A White and wife, Jo Ann White by deed from Gaston J. Andrews and wife, Joetta C Andrews of record in Book 6692, pages 530-532, Register's Office for Davidson County, Tennessee dated October 21, 1985 The said William A White died on January 7, 2022 leaving Jo Ann White as the sole owner

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5375, page 484, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

8. 3145 Gwynnwood Nashville TN 37207 Map and Parcel: 12D96554

Land in Davidson County, Tennessee, Being Lot No. 141 on the Plan of Golden Valley Estates, Section 1, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee

Said Lot No. 141 fronts 50.0 feet along the easterly margin of Gwynnwood Drive and runs back between lines 125 98' on the northerly line and 87 78' on the southerly side to a dead line in the rear on which it measures 67 65 feet.

Being the same property conveyed to William A White and wife, Jo Ann White by deed from Binford Readus, Sr., and wife, Velma H. Readus of record in Book 5293, pages 440-44, Register's Office for Davidson County, Tennessee. William A White died on January 7, 2022 leaving Jo Ann White as the sole owner.

Being the same property conveyed to Custom Builders' Steel, Inc., by deed from Lewis Gaines, Trustee, of record in Book 4520, page 422, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Binford Readus, Sr , and wife Velma H. Readus, from Custom Builders' Steel, Inc., by deed of record in Book 4551, page 781, Register's Office for Davidson County, Tennessee.

9. 3189 Ewingdale Nashville TN 37207 Map 60-1 / Parcel 200

Land in Davidson County, Tennessee, being Lot no 143 on the Plan of Golden Valley, Section One, as of record in Book 4175, page 142, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot

Being the same property conveyed to William A White and wife, Jo Ann White by deed from Annie C Gillihan, of record in Book 4888, pages 282-283, Register's Office for Davidson County, Tennessee. William A White died on January 7, 2022 leaving Jo Ann White as the sole owner

Being the same property conveyed to Clyde W Gillihan and wife, Annie C Gillihan by deed from Jack Williams and wife, Frances E Williams, of record in Book 4612, page 844, Register's Office for Davidson County, Tennessee, being the same property conveyed to Annie C Gillihan in a final decree in the Third Circuit Court of Davidson County, Tennessee, of record in Book 4887, page 899, Register's Office for Davidson County, Tennessee

10. 3193 Ewingdale Nashville TN 37207 Map 60-1 / Parcel 201

Land in Davidson County, Tennessee, Being Lot 142 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142 Register's Office for said County

BEING the same property conveyed to William A White and wife, Jo Ann White by deed from Herbert Nelson Redmond and wife, Mary A Redmond dated January 13, 1981 and recorded in Book 5699, Page 608-610, Register's Office of Davidson County, Tennessee. William A White died on January 7, 2022 leaving Jo Ann White as the sole owner.

BEING the same property acquired by Carla A Hills, Secretary of Housing and Urban Development, by deed dated September 22, 1975 and recorded in Book 4693, page 33 Office of the Register, County of Davidson, State of Tennessee.

BEING the same property acquired by Herbert Nelson Redmond amd wife, Mary A Redmond by deed dated February 24, 1976 and recorded in Book 5010, Page 150 Register's Office, Davidson County, Tennessee

11. 3205 Ewingdale Nashville TN 37207 **Map 60-1 / Parcel 96**

Land in Davidson County, Tennessee, being Lot No 25 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

Being the same property conveyed to William A White and wife, Jo Ann White by Warranty Deed of record in Book 5079, Pages 525-526 dated October 19, 1976, Register's Office for Davidson County, Tennessee. William A White died on January 7, 2022 leaving Jo Ann White as the sole owner

Being the same property conveyed to Charles R and Velma H White by Warranty Deed as of record in Book 4669, page 463, Register's Office for said County

12. 0 Bell Road Nashville TN **Map 136 / Parcel 56**

Being the same property conveyed to Ruth R Parks by deed from Sara J Stem of record in Book 3398, page 371, Register's Office for Davidson County, Tennessee (as to 2 acres+).

Being the same property conveyed to William A White and wife, JoAnn White by Warranty Deed from Betty Parks Quirk and husband Richard P Quirk and Ruth R Parks, a widow dated November 21, 1982 and recorded on December 16, 1982, of record in Book5978, pages 259-261, Register's Office of Davidson County, Tennessee. William A White died on January 7, 2022 leaving JoAnn White as the sole owner.

Being the same property conveyed to Betty Parks Quirk and husband Richard P Quirk by deed from Ruth Rawls Parks of record in Book 2929, page 208, Register's Office for Davidson County, Tennessee (as to 2 18 acres+). Ruth R Parks and Ruth Rawls Parks are one and the same Richard P Quirk and Richard Paul Quirk are one and the same.