Karen Johnson Davidson County
Batch# 1342055 DEEDQC
11/04/2025 02:14:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20251104-0087964

This Document Prepared By:
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After Recording, Return and Mail Tax Statements To:
Wesley Harlan Hudson and Marcella Darby Hudson, as co-Trustees
Mailing address
527 Brick Church Ln., Whites Creek, TN 37189

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me this 30th day of October, 2025

Notary Public:

My Commission Expires : 08/1/2029

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, WESLEY H. HUDSON and wife, MARCELLA D. HUDSON, husband and wife, the GRANTORS,

Whose mailing address is 527 Brick Church Ln., Whites Creek, TN 37189;

hereby conveys their interest and quitclaim to

WESLEY HARLAN HUDSON and MARCELLA DARBY HUDSON, as co-Trustees of the HUDSON FAMILY TRUST, U/A dated: October 30, 2025 the GRANTEE,

Whose mailing address is 527 Brick Church Ln., Whites Creek, TN 37189;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A

BEING THE SAME PREMISES conveyed to Grantors by: Quitclaim Deed from Wesley H. Hudson, a resident of the State of Tennessee, dated June 13, 2019, filed June 17, 2019, of record Instrument # 20190617-0058042, in the Register's Office for Davidson County, Tennessee.

More commonly known as: 555 Brick Church Ln., Whites Creek, TN 37189

Assessor's Parcel Number: 050-00-0-002.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: October 30, 2025

Wesley H. Hudson

Marcella D. Hudson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Wesley H. Hudson and Marcella D. Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 30th day of October, 2025.

Rachel Christie, Notary Public

My commission expires: August 1, 2029

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

LEGAL DESCRIPTION

BEING a certain tract or parcel of land situated in the 21st Civil District of Davidson County, Tennessee, beginning at a stake on side of a 20-foot lane Matthew's S. W. corner; thence N. 88 ¼ deg. W 84.4 poles to a stone; thence N. 5 deg. 10 E 99 poles to a stone; thence N. 86 3/ deg. W 72.6 poles to Lowrey's N. W. corner; thence N 1 ¼ deg. E 32 poles to a stone; thence E. 0.64 poles to a stone; thence N. 6 ¼ deg. W 50 poles to a stake; thence S. 85.20 deg. E 84.64 poles to a stone; thence S. 5 deg. 40' W 62 ¾ poles to a stone; thence S. 1 deg. W 109 ¼ poles to the beginning, containing 93 70/100 being the tract of land conveyed to me by J. S. Frazer, Trustee, of J. J. McGavock by and of date of October 27, 1885, and registered in R.O.D.C., Book 92, page 96, to which and reference is had; but excepting out of the boundaries of the land herein set out 38 acres which I have sold by deed to Charles Vaughn off of the original tract purchased by me. Reference is had to the deed to said Charles Vaughn for a description of the portion sold to him. This conveyance being for the remaining portion of said tract.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCEPTED OUT OF THIS CONVEYANCE ARE THE TWO (2) TRACTS OF LAND DESCRIBED BELOW:

TRACT I

BEGINNING at an iron rod set in the north margin of Brick Church Lane, said rod being the southeast corner of the property conveyed to J.D. Southerland as evidenced in Deed Book 2702, page 70, R.O.D.C., Tn, and also being the southwest corner of tract no. 1 thence, with a curve to the right having a delta of 03 degrees 19 minutes 40 seconds, a radius of 3,241.64 feet, a tangent of 94.17 feet, an arc length of 188.28 feet, a chord bearing and distance of South 85 degrees 03 minutes 14 seconds East 188.25 feet to an iron rod set in said margin; thence, continuing with said margin South 83 degrees 23 minutes 24 seconds East 534.02 feet to the actual point of beginning for this hereon described tract of land, thence, leaving said margin of Brick Church Lane and running with a line common to tract no. 1, North 06 degrees 36 minutes 36 seconds East 682.91 feet to an iron rod, said rod being the northwest corner for this tract of land, thence, continuing with a common line to tract no 1, South 80 degrees 39 minutes 07 seconds East 543.06 feet to an iron rod set in the west margin of Trail Hollow Lane, said rod being the northeast corner for this tract of land; thence, with the west margin of Trail Hollow Lane, South 05 degrees 56 minutes 26 seconds West 631.77 feet to an iron rod set, thence with a return curve to the right having a delta of 90 degrees 34 minutes 23 seconds, a radius of 25.00 feet, a tangent of 25.25 feet, an arc length of 39.52 feet, and a chord bearing and distance of South 51 degrees 20 minutes 06 seconds West 35.53 feet to an iron rod set in the north margin of the aforementioned Brick Church Lane; thence, with said margin North 83 degrees 23

minutes 24 seconds West 524.82 feet to the Point-Of-Beginning containing 365,787 S F, or 8.40 Acres more or less.

TRACT II

BEGINNING at an iron rod set in the north margin of Brick Church Lane, said rod being the southeast corner of the property conveyed to J.D. Southerland as evidenced in Deed Book 2702, Page 70 R.O.D.C., Tn. and also being the southwest corner of tract no. 1; thence, with a curve to the right having a delta of 03 degrees 19 minutes.40 seconds, a radius of 3,241.64 feet, a tangent of 94.17 feet, an arc length of 188.28 feet, a chord bearing and distance of South 85 degrees 03 minutes 14 seconds East 188.25 feet to an iron rod set in said margin; thence, continuing with said margin South 83 degrees 23 minutes 24 seconds East 1,067.84 feet to a return curve to the left having a delta of 90 degrees 34 minutes 23 seconds, a radius of 25.00', a tangent of 25.25 feet, an arc length of 39.52 feet, and a chord bearing and distance of North 51 degrees 20 minutes 06 seconds East 35.53 feet to an iron rod set in the west margin of Trail Hollow Lane; thence, with said margin North 05 degrees 56 minutes 26 seconds East 901.62 feet to the actual point of beginning for this hereon described tract of land; thence, leaving said margin and running with a line common to tract no. 1 North 62 degrees 58 minutes 51 seconds West 594.76 feet to an iron rod set; thence, North 31 degrees 31 minutes 33 seconds East 708.59 feet to an iron rod set in the south line of the property conveyed to Brenda Woodard, as evidenced in Instrument No. 20010117-0005127 R.O.D.C., Tn.; thence, with Woodard's south line South 83 degrees 43 minutes 17 seconds East 248.96 feet to an iron rod set in the west margin of the aforementioned Trail Hollow Lane, said rod also being the northeast corner for this tract of land; thence, with the west margin of Trail Hollow Lane South 05 degrees 56 minutes 26 seconds West 851.54 feet to the Point-Of-Beginning containing 316,065 S.F., or 7.26 Acres more or less.

Certification of Trust

Pursuant to Section 35-15-1013, Tennessee Code Annotated

The undersigned hereby declare the following to be true and correct:

1. The Hudson Family Trust is currently in existence and was executed on October 30, 2025.

2. The settlors are Wesley Harlan Hudson and Marcella Darby Hudson.

3. The names and addresses of the currently acting trustees are:

   Wesley Harlan Hudson, 527 Brick Church LN, Whites Creek, Tennessee 37189;

   Marcella Darby Hudson, 527 Brick Church LN, Whites Creek, Tennessee 37189.

The Successor Trustees of the trust are:

Upon Incapacity or Death:
The non-incapacitated or surviving spouse will serve as sole Trustee. If he or she is unable to serve or to continue to serve for any reason, then the following will serve as successor Trustee, in the order named:
George Hunter Hubbard Ewing
Taylor Reed Hudson

A third party may rely on the authority of one (1) or more successors without proof of their succession.

4. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with all real and personal property interests held in the name of the trust.

   Excerpts from the trust instrument that establish the trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request.

5. The trust is revocable and may be revoked by the settlors.

6. The trust does have multiple trustees. The signature of one of the trustees is required to exercise the powers of the trust.

7. Title to trust assets should be taken in the following fashion:

   > Wesley Harlan Hudson and Marcella Darby Hudson, Trustees of the Hudson Family Trust dated October 30, 2025, and any amendments thereto.

   For titling purposes, any description referring to the trust is effective if it includes the name of the trust, the name of at least one trustee, and any reference indicating property is being held by the trustee in a fiduciary capacity.

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8. The undersigned trustees declare that the trust has not been revoked, modified, or amended in any manner which would cause the representations contained in this certification to be incorrect.

9. Pursuant to the provisions of Section 35-15-1013(b), Tennessee Code Annotated a certification of trust need not contain the dispositive terms of the trust.

This certification is being signed by all of the currently acting trustees and is being executed in conformity with the provisions of Section 35-15-1013, Tennessee Code Annotated.

Signed on October 30, 2025

Wesley Harlan Hudson, Trustee

Marcella Darby Hudson, Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The foregoing Certification of Trust was acknowledged before me by Wesley Harlan Hudson and Marcella Darby Hudson, as Trustees, on October 30, 2025.

Witness my hand and official seal.

[Seal]

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Rachel Christie,
Notary Public
My commission expires:
August 1, 2029

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 October 30th, 2025

Affiant Signature

10/30/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th, day of October 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER