Karen Johnson Davidson County
Batch# 1348021 DEEDQC
11/19/2025 02:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251119-0092327

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
SAY Real Estate Trust	Same	022 00 0 074.00
C/O Regions Bank		022 00 0 073.00
Natural Resources and Real Estate		
1600 Division St, 9th floor		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Scott A. Yant ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title, and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustee of the SAY Real Estate Trust, dated September 22, 2025, its successors and assigns. The real estate is described as follows:

TRACT: I
LAND IN THE 14TH (FORMERLY THE 24TH) CIVIL DISTRICT, IN THE TOWN OF JOELTON, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER LINE OF THE WHITES CREEK PIKE WHERE SAME INTERSECTS WITH THE SPRINGFIELD PIKE, BEING THE NORTHWEST CORNER OF .51 ACRES HERETOFORE CONVEYED BY ME TO THE GRANTEES HEREIN, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOOK 1255, PAGE 572, SAID .51 ACRES BEING INCLUDED HEREIN FOR CORRECTION OF THE ORIGINAL GRANT. THAT FROM SAID IRON PIN, SAID LINE RUNS WITH THE CENTER OF WHITES CREEK PIKE SOUTH 83 DEGREES EAST 9.66 POLES TO AN IRON PIN; THENCE SOUTH 25 DEGREES WEST 4 POLES TO AN IRON PIN; THENCE SOUTH 8 DEGREES WEST 1 POLE TO A STAKE; THENCE SOUTH 7 1/2 DEGREES EAST 12.64 POLES TO A SYCAMORE; THENCE SOUTH 49 DEGREES EAST 48 POLES TO THREE BLACK OAK POINTERS; THENCE SOUTH 26 DEGREES EAST 5 1/2

POLES TO A BLACK OAK; THENCE SOUTH 1 DEGREES EAST 10.28 POLES TO A DEAD BLACK OAK; THENCE SOUTH 5 1/2 DEGREES WEST 5.54 POLES TO A WHITE OAK IN WILLIAM ABERNATHY'S NORTH LINE; THENCE WITH SAID LINE NORTH 88 DEGREES WEST APPROXIMATELY 32 POLES ALONG ABERNATHY'S NORTH LINE TO A STONE; THENCE NORTH 25 DEGREES WEST 17.8 POLES TO A RED BUD ASH; THENCE NORTH 15 3/4 DEGREES WEST 528.3 FT. TO A STAKE; THENCE DUE NORTH 128 FT. TO STAKE IN AN 18 INCH LOCUS; THENCE NORTH 20 DEGREES 5 MIN. WEST 111 FT. TO A STAKE THENCE NORTH 8 1/4 DEGREES EAST 148.5 FT. TO THE CENTER OF WHITES CREEK PIKE TO THE BEGINNING.

ADDRESS: 7099 WHITES CREEK PIKE, JOELTON, TN 37080 M/P 022000074

TRACT: II
BEGINNING AT AN IRON PIN 1.08 POLES SOUTH OF THE WHITES CREEK ROAD AT JOELTON TENNESSEE, ON THE TOP OF PARADISE RIDGE, BEING THE NORTHEAST CORNER OF THE M. REDING HOME TRACT; THENCE PARALLEL WITH SAID ROAD SOUTH 83 DEG. EAST 9.66 POLES TO AN IRON PIN, REYNOLDS' NORTHWEST CORNER; THENCE SOUTH 25 DEG. WEST 4 POLES TO AN IRON PIN; THENCE SOUTH 8 DEG. WEST 1 POLE TO A STAKE; THENCE SOUTH 7- ½ DEG. EAST 4.5 POLES TO AN IRON PIN; THENCE NORTH 82 DEG. WEST 9.73 POLES TO A STAKE IN THE EAST LINE OF THE M. REDING HOME TRACT, 3.5 POLES NORTH OF A BLACK LOCUST, THE CORNER IN SAID LINE; THENCE NORTH 8-1/4 DEG. EAST 9 POLES TO THE POINT OF BEGINNING, CONTAINING .51 OF AN ACRE, BE THE SAME, MORE OR LESS, INCLUDING THEREIN, AND EXCLUDING THEREFROM A GRAVE LOT, WITH THE RIGHT OF INGRESS THERETO, AND EGRESS THEREFROM, WHICH RIGHT IS HEREBY RESERVED; AND BEING PART OF THE TRACT OF LAND CONVEYED BY THE CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH, IN THE DIOCESE OF TENNESSEE, A CORPORATION, AND PRENTICE A. PUGH AND CLARKE X. SMITH, TRUSTEES FOR THE EPISCOPAL CHURCH AND PARADISE HOME, A CORPORATION, TO M. REDING BY DEED REGISTERED IN BOOK 674, PAGE 212, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A PART OF THE TRACT OF LAND CONVEYED TO THE SAID M. REDING BY THE ABOVE MENTIONED_GRANTORS BY DEED REGISTERED IN BOOK 734, PAGE 656, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO BOTH OF WHICH DEEDS REFERENCE IS HEREBY MADE.

ADDRESS: 7095A WHITES CREEK PIKE, JOELTON, TN 37080 M/P 022000073

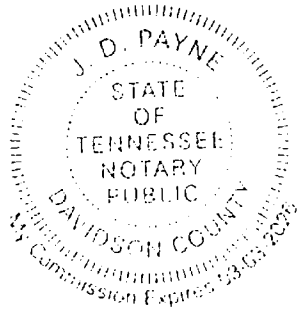
Being the same properties conveyed to Scott A. Yant, unmarried, from United Properties of Nashville, L.L.C., by Warranty Deed dated February 22, 2012, and recorded February 23, 2012 in Instrument No. 20120223-0015833, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 19th day of November, 2025.



Affiant _____

Notary Public _____ My Commission Expires:

These are unimproved property known as 7099 Whites Creek Pike, Joelton, TN 37080 & improved property 7095A Whites Creek Pike, Joelton, TN 37080.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 19th day of November, 2025.

Scott A. Yant

Scott A. Yant, Grantor

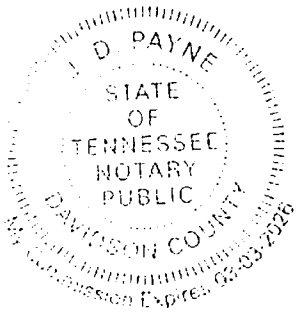
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott A. Yant, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of November, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, R. Whitney Boyd, 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 November 19, 2025.

Date: 11/19/2025

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on November 19, 2025.

Notary Public: Brandon Boyd

My Commission Expires:

BRANDON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027