Karen Johnson Davidson County
Batch# 1348920 DEEDQC
11/20/2025 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251120-0092820

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The J&M Irwin Trust Attn: Jeffrey Irwin P.O. Box 472 Mt. Juliet, TN 37121	New Owner(s)	087-01-0A-031.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey Irwin, a married man,** by these presents do hereby quitclaim and convey unto **Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees of The J&M Irwin Trust dated April 19, 2020,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Chesney Glen, Section 1- B, of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Irwin, an unmarried man and Diana Reisdorf, an unmarried woman by Warranty Deed from Kelly L. Williams and Daniel R. Williams, husband and wife of record in Instrument No. 20150505-0040691 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on May 05, 2015.

Being the same property conveyed to Jeffrey Irwin by Quit Claim Deed from Jeffrey Irwin and Diana Reisdorf of record in Instrument No. 20200929-0112238 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 2020.

Being also known as 4340 Chesney Glen Drive Hermitage, Tennessee 37138.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
27th day of October, 2025.

Affiant

My commission expires: 1-22-29
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of October, 2025.

Jeffrey Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Irwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2025.

DREVI BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1-22-29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 27. 2025.

Affiant Signature

20th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

