THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

Karen Johnson
Batch # 1350951
11/26/2025 09 30 23 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251126-0094379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10 00

WILLIAM J. GREGG, JR. AFFIANT

Subscribed and sworn to before me, this 12th day of November 2025.

NOTARY PUBLIC

My Commission Expires. 9-3-2025

SHELLEY ANNE MASON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/03/2029
COUNTY OF DAVIDSON

QUITCLAIM DEED

GRANTORS:	GRANTEE:	Tax Information:
WILLIAM J. GREGG, JR. and LISA M. GREGG 249 Lanier Drive Madison, TN 37115	**WILLIAM J. GREGG, JR. and LISA M. GREGG, CO-TRUSTEES** 1209 Center Point Road Hendersonville, TN 37075	Map and Parcel No. 043-14-0-110.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **William J. Gregg, Jr. and Lisa M. Gregg, husband and wife,** (Collectively as "Grantor"), do hereby quitclaim, transfer and convey unto **William J. Gregg, Jr. and Lisa M. Gregg, Co-Trustees of the LAB Trust, dated November 12, 2025**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 249 Lanier Drive, Madison, Tennessee 37115, and more particularly described as follows·

A certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 8, THE NORTHERLY 2 FEET OF LOT NO. 7 AND THE SOUTHERLY 10 FEET FRONT AND 60 FEET REAR OF LOT NO. 9 OF BLOCK "G" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN PLAT BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY T.R. SANDFORD, SURVEYOR, AUGUST 6, 1962, AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF LANIER DRIVE, 2 FEET SOUTHERLY FROM THE CORNER OF LOTS 7 AND 8; THENCE SOUTHEASTERLY PARALLEL TO SAID LINE, 154.8 FEET TO A POINT; THENCE NORTHEASTERLY 112 FEET TO A POINT, THENCE NORTHWESTERLY 171.8 FEET TO THE MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY AROUND A SLIGHT CURVE, 62 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to William J. Gregg, Jr. and Lisa M. Gregg, husband and wife, by Warranty Deed from Lauren Gregg McWhirter and Jake McWhirter, wife and husband, of record as Instrument No. 20210712-0093199, Register's Office for Davidson County, Tennessee

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of November 2025.

William J. Gregg, Jr., GRANTOR

Lisa M. Gregg, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **William J. Gregg, Jr.**, the Grantor, 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 official seal at office, this 12th day of November 2025.



Notary Public

My Commission Expires: 9-3-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lisa M. Gregg**, the Grantor, 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 official seal at office, this 12th day of November 2025.



Notary Public

My Commission Expires: 9-3-2029