Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1351500 DEEDQC
11/26/2025 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251126-0094534

Jimmy Church

TO:

James Neely Church, III, Trustee of the James Neely Church, III, Revocable Trust dated November 25, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of November, 2025, by and between **Jimmy Church, an unmarried man** ("Grantor"), and **James Neely Church, III, Trustee of the James Neely Church, III, Revocable Trust dated November 25, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **2407 Adlai Street, Nashville, TN 37207**
PARCEL ID: **07004007400**

BEING Lot Nos. 136 and 137 on the Plan of J.B. Haynie's Cleveland Plan of Lots, as of record in Book 161, page 35, in the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the easterly margin of Adlai Street, at the southwest corner of Lot No. 135 on said plan; thence with the easterly margin of said Street, southeastwardly 109 feet to the western boundary line of Haynie's Dewey Heights Addition, as of record in Book 161, page 94, said Register's Office; thence with said line, northwardly 143.9 feet to the southeast corner of said Lot No. 135; thence with the line between said Lot Nos. 135 and 136, southwestwardly 94 feet to the beginning.

BEING the same property conveyed to Jimmy Church by Warranty Deed from William Henry Johnson and wife Mary Lois Johnson, dated December 30, 1984, and recorded in

Book 6438, Page 396, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: 5020 Edmondson Pike, Nashville, TN 37211
PARCEL ID: 14710013900

BEING a tract of land on the easterly side of Edmondson Pike and also being part of Lot No. 1 of Noah W. Cooper's Subdivision of Willie N. Davis 56-7/8 acres, as described in Book 489, page 198, in said Register's Office and being all the property described in Deed Book 7809, page 383, in said Register's Office and further described according to a survey made by Campbell Surveying Co., Inc., dated August 4, 1989, as follows:

BEGINNING at a point in the center of Edmondson Pike, said point being the southwest corner of the T.M. Powell property; thence south 73 deg. 07' east, 277.3 feet to an iron pin; thence south 31 deg. 16' west, 150.6 feet to a point; thence north 72 deg. 10' west, 298.85 feet to a point in the center of Edmondson Pike; thence north 40 deg. 46' east, along the center of Edmondson Pike 154 feet to the point of beginning.

BEING the same property conveyed to Jimmy Church by Warranty Deed from Randy N. Wilburn and Dan Lee Wilburn, both unmarried, dated July 6, 1995, and recorded in Book 9725, Page 266, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Jimmy Church
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jimmy Church**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of November, 2025.



Notary Public

My Commission Expires: 1-28-26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Property Address and Map/Parcel No.**	**Property Address and Map/Parcel No.**
James Neely Church, III, Trustee 1201 Knox Valley Drive Brentwood, TN 37027 **Person/Entity Responsible for Payment of Property Taxes** Same/Owner	**PARCEL 1** 2407 Adlai Street Nashville, TN 37207 Parcel ID: 07004007400	**PARCEL 2** 5020 Edmondson Pike Nashville, TN 37211 Parcel ID: 14710013900

Tennessee Certification of Electronic Document

I, Thomas W. Steelman, 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 11-25-25 (date of document).

Affiant Signature

11-25-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of Nov., 2025

Notary's Signature

MY COMMISSION EXPIRES: 1-28-26

NOTARY'S SEAL

