Karen Johnson Davidson County
Batch# 1351512 DEEDQC
11/26/2025 01:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251126-0094550

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Maurice Thomas McCullough III, Trustee, Affiant Subscribed and sworn to before me, this 24th day of November, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Maurice Thomas McCullough III and/or Helen Ann Epperson McCullough, Trustees 7004 Calderwood Drive Antioch, TN 37013	SAME	Map 181-03 Group A Parcel 129

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maurice Thomas McCullough III and wife,**

Helen Ann Epperson McCullough, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Maurice Thomas McCullough III and/or Helen Ann Epperson McCullough, Trustees of the Maurice & Helen McCullough Living Trust, established by the Revocable Trust Agreement of Maurice Thomas McCullough III and Helen Ann Epperson McCullough dated November 24, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of November, 2025.

Maurice Thomas McCullough III

Helen Ann Epperson McCullough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maurice Thomas McCullough III and Helen Ann Epperson McCullough, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, BEING Lot No. 129 on the Plan of section Four, Indian Creek Estates, of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Maurice T. McCullough, III and wife, Helen A. McCullough by deed from Eugene A. Collins, unmarried, of record in Instrument No. 20000106001882 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 11700, page 15 and Plat Book 9700, page 391; restrictions of record in Book 10752, page 553 and Book 11708, page 575; by-laws of record in Book 11033, page 509; charter of record in Book 11031, page 79; storm water detention agreement of record in Book 10729, page 380 and easement of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee.

Maurice Thomas McCullough III and Maurice T. McCullough III are one and the same person. Helen Ann Epperson McCullough and Helen A. McCullough are one and the same person.

This is improved property known as 7004 Calderwood Drive, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 24, 2025.

11/25/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

