Karen Johnson
Batch # 1355719
12/09/2025 08 59 28 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20251209-0097752

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE ROBERT AND CHERYL MCEWEN LIVING TRUST dated the 14th, November of 2025
Robert Eugene McEwen and Cheryl Leanne McEwen, Trustees
7543 Harper Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Same

MAP/PARCEL:
008 00 0 189 00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Robert Eugene McEwen and Cheryl Leanne McEwen as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE ROBERT AND CHERYL MCEWEN LIVING TRUST dated the 14th of November, 2025 all their right, title and interest in and to a certain tract of land as described as follows:

TRACT I:
Said tract of unimproved property being property in Davidson County, Tennessee and consisting of three (3) acres more or less according to a survey dated June 27th, 1989, and further described as follows to wit

A point of reference being on the north side of Harper Road at the West boundary of the property owned by John D Cooley and wife, Juanita Cooley and described by deed of record in Book 7698, page 746, Register's Office for Davidson County, Tennessee, Thence; from said point of reference, N 35 degrees 54' 10" in a westerly direction a distance of 253 47 feel to a point, thence, N 10 degrees 04' 17" in an easterly direction 359 15 feet to the point of the beginning of the herein described tract, thence; a distance of 555 00 feet to a point, thence S 89 degrees 34' 39" easterly a distance of 179 61 feet to a point, thence N 87 degrees 05'

36" easterly a distance of 62 15 feet to a point, thence, S 05 degrees 39' 55" westerly a distance of 356.60 feet to a point, thence, S 40 degrees 50' 54" westerly a direction a distance of 283 43 feet to a point, thence, N 79 degrees 55' 43" westerly a distance of 120 00 feet to the point of the beginning and containing three (3) acres more or less.

TRACT II:
Easement for ingress egress and for all utilities to the property described above

Said easement is described as being 20 feet in width and having it's center line described as follows to wit

The center line of said easement begins at a point which is on the north side of Harper Road and at a point which is the east side of an existing drive, thence; N 63 degrees 56' 23" westerly a distance of 113 74 feet to a point, N 29 degrees 44' 48" westerly a distance of 141 60 feet to a point, thence, N 09 degrees 11' 51" easterly a distance of 324 75 feet to a point, said point is S 79 degrees 55' 43" easterly a distance of 47 82 feet from the point of the beginning of TRACT I described above The easement extends a distance of 10 feet on each side of the herein described center line

Being the same property conveyed to Shirley Robinson and Husband Floyd Robinson, Jr by Quitclaim Deed from John D Cooley and wife, Juanita Cooley al record in Book 8014, page 641, said Register's Office Floyd Robinson, Jr having since died

Being the same property conveyed to ROBERT E. MCEWEN AND WIFE, CHERYL L. MCEWEN, by Warranty Deed from SHIRLEY ROBINSON, of record in Record Book **8738**, page **946 - 948**, Register's Office for Davidson County, Tennessee, dated July 24th, 1992 and recorded September 28th, 1992

The property is commonly known as 7543 Harper Road, Joelton, Tennessee 37080

The above legal description is the same as that contained in the previous deed of record Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE ROBERT AND CHERYL MCEWEN LIVING TRUST dated 14th, November, 2025.

Signed this 14th of November, 2025

Robert Eugene McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Robert Eugene McEwen with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 14th of November, 2025.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:

JAN 30 2029

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I, the above listed grantor conveys my interest in the real property to THE ROBERT AND CHERYL MCEWEN LIVING TRUST dated 14th, November, 2025.

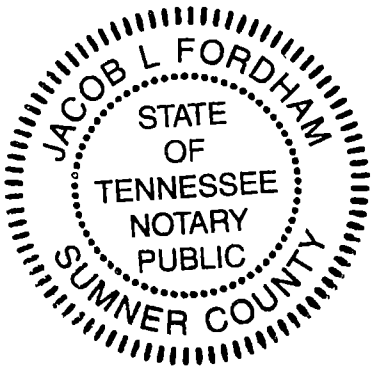
Signed this 14th of November, 2025.

Cheryl Leanne McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Cheryl Leanne McEwen with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 14th of November, 2025



Notary Public
My Commission Expires.

JAN 30 2029

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed.

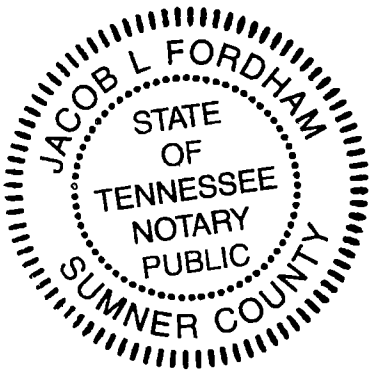
Signed this 14th of November, 2025.

Robert Eugene McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Robert Eugene McEwen with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 14th of November, 2025.



Notary Public
My Commission Expires:

JAN 30 2029

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.