Karen Johnson Davidson County Batch # 1355790 DEEDQC 12/09/2025 11:28:52 AM 2 pgs Fees: $12.00 Taxes: $0.00 20251209-0097870	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 2025. Notary Public MY COMMISSION EXPIRES: 5/2/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE LEAH CLAIRE SHORT REVOCABLE LIVING TRUST	**SAME**	**086130A06600CO**
(NAME) **4084 Magnolia Farms Drive**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Leah Claire Short, a single woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Leah Claire Short, Trustee of THE LEAH CLAIRE SHORT REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE LEAH CLAIRE SHORT REVOCABLE LIVING TRUST, Dated December 5, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Register's Office for said County, to which plan reference Is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company, by Quitclaim Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust and Daniel M. Hessey, III, and wife, Donna Jo Hessey, in Instrument No. 20170717-0071487, dated July 7, 2017, recorded July 17, 2017; and by Warranty Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust, dated March 7, 2016, of record in Instrument No. 20170717-0071485, dated July 7, 2017, recorded July 17, 2017 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leah Claire Short, a single woman, from Beazer Homes, LLC, a Delaware limited liability company, by Warranty Deed dated December 23, 2020, of record in Instrument No. 2020128-0153600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete

land survey of the land and not shown by the public records.

Previous conveyances included for reference.

Unimproved ( )
This is improved (X) property, known as: **4084 Magnolia Farms Drive, Hermitage, TN 37076.**

Witness our hands, this the 5th day of December, 2025.

Leah Claire Short
Leah Claire Short

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 **Leah Claire Short,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 5th day of December, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026