Karen Johnson Davidson County
Batch# 1356613 DEEDQC
12/11/2025 09:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251211-0098448

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Heidi E. Hamm
Heidi E. Hamm Trust
4944 Bull Run RD
Ashland City, TN 37015

Send Tax Bills To:
same

Map/Parcel Number:
046 00 0 036.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Heidi E. Hamm (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Heidi E. Hamm, Trustee, and her successors in trust, of the Heidi E. Hamm Trust dated December 10, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being a tract of land in Davidson County, Tennessee, located on Bull Run Road and being Parcel 036.00, as shown on Davidson County Tax Map 046-00, belonging to Erick Jaskowiak, as evidenced in Instrument Number 20111228-0101496, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at the intersection of the center line of Old Hickory Boulevard with the center line of Bull Run Road, thence; In a northwesterly direction approximately 5,180 feet to a point at the intersection of the center line of Bull Run Road with the center line of a paved driveway heading in a northeasterly direction, thence; Southeasterly along the center line of Bull Run Road approximately 30 feet to a point, North 07° 52' 48" East a distance of 262.60 feet to an iron pin, said iron pin being the northwestern corner of Parcel 037.00, as shown on Davidson County Tax Map 046-00, belonging to Phil Patton, as evidenced in Instrument Number 20131017-0108489, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of Parcel 089.00, as shown on Davidson County Tax Map 046-00, belonging to Lonna J. Gibbs, as evidenced in Instrument Number 20150306-0019388, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the southwest corner of said Parcel 036.00, and said iron pin being located at State Plane Coordinates North 695,935.03 and East 1,696,768.68, and said iron pin being the true point of BEGINNING, thence;

1. With the east line of said Parcel 089.00 and with the west line of the property herein described, North 06° 00' 23" East a distance of 482.23 feet to an iron pin, thence;

2. Continuing with the west line of the property herein described, and with the east line of Parcel 032.00, as shown on Davidson County Tax Map 046-00, belonging to Charles and Wendy K. Wilson, as evidenced in Deed Book 10151 Page 026, in the Register's Office of Davidson County, Tennessee (RODCT), North 08° 26' 26" East a distance of 319.32 feet to an iron pin, said iron pin being the southwest corner of Parcel 101.00, as shown on Davidson County Tax Map 046-00, belonging to Robert L. McKewon, as evidenced in Instrument Number 20060106-0002380, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of said Parcel 032.00, and said iron pin being the northwest corner of the property herein described, thence;

3. Leaving the east line of said Parcel 032.00, and with the south line of said Parcel 101.00, and with the north line of the property herein described, South 69° 25' 18" East a distance of 469.81 feet to an iron pin, said iron pin being the southeast corner of said Parcel 101.00, and said iron pin being on the west line of Parcel 109.00, as shown on Davidson County Tax Map 046-00, belonging to Keith A. Loiseau, as evidenced in Instrument Number 20111212-0096671, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

4. Leaving the south line of said Parcel 101.00, and with the west line of said Parcel 109.00, and with the east line of the property herein described, South 19° 49' 15" West a distance of 175.54 feet to an iron pin, thence;

5. Continuing with the west line of said Parcel 109.00, and with the east line of the property herein described, South 19° 53' 11" West a distance of 319.55 feet to an iron pin, said iron pin being the southwest corner of said Parcel 109.00, and said iron pin being northwest corner of Parcel 042.00, as shown on Davidson County Tax Map 046-00, belonging to Melinda Hester, as evidenced in Instrument Number 20191025-0109712, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

6. Continuing with the east line of the property herein described, and with the west line of said Parcel 042.00, South 10° 16' 25" West a distance of 332.69 feet to an iron pin, said iron pin being the southwest corner of said Parcel 042.00, and said iron pin being on the north line of said Parcel 037.00, and said iron pin being the southeast corner of the property herein described, thence;

7. Leaving the west line of said Parcel 042.00, and with the north line of said Parcel 037.00, and with the south line of the property herein described, North 65° 49' 13" West a distance of 41.39 feet to an iron pin, thence;

8. Continuing with the north line of said Parcel 037.00, and with the south line of the property herein described, North 65° 02' 12" West a distance of 89.55 feet to an iron pin, thence;

9. Continuing with the north line of said Parcel 037.00, and with the south line of the property herein described, North 60° 29' 12" West a distance of 219.10 feet to an iron pin, said iron pin being the point of BEGINNING, containing 7.2324 acres, 315,045 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated February 08, 2024.

The legal description is the same as the previous deed of record.

Being the same property conveyed to Heidi E. Hamm by Warranty Deed from Erick Jaskowiak, an unmarried man, dated March 15, 2024, of record at Instrument No. 20240318-0018380 in the Register's Office Davidson County, Tennessee.

Together with beneficial rights of ingress and egress to Bull Run Road as set out in the Easement of record in Book 7725, Page 837, amended in Book 7945, Page 930, and Book 9036, Page 428 in said Register's Office, and as further set out in the Easement of record in Instrument No. 20240318-0018379 in said Register's Office.

This conveyance is subject to the Permitted Encumbrances contained in **Exhibit A** attached hereto, and further 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.

This is improved property known as 4944 Bull Run Road, Ashland City, Tennessee 37015.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of December, 2025.

Heidi E. Hamm, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Heidi E. Hamm, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 10th day of December, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-3-2029

ANDREA J. SINCLAIR
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Heidi E. Hamm, Affiant

Subscribed and sworn to before me this 10th day of December, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-3-2029

ANDREA J. SINCLAIR
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

EXHIBIT A
PERMITTED ENCUMBRANCES

This conveyance is subject to the following Permitted Encumbrances:

1. .Ad valorem real property taxes for 2025 and subsequent years.

2. Easement for ingress and egress to/from Bull Run Road of record in Book 7725, Page 837 in the Register's Office for Davidson County, Tennessee.

3. Easement for water lines in Book 7945, Page 930, in said Register's Office, amending the ingress/egress easement of record in Book 7725, Page 837 in said Register's Office.

4. Metro Health Department letter of regards to Sewage Soil Absorption System for Residence of record in Book 7943, Page 499 in said Register's Office.

5. Utilities Easement of record in Book 9036, Page 428 in said Register's Office.

6. Agreement for Waterline of record in Book 9036, Page 430 in said Register's office.

7. Subject to Right of Way & Easement granted South Central Bell Telephone Company of record in Book 8111, page 190, as referenced in Deed of record in Book 8766, Page 909, if applicable, in said Register's Office.

8. A family graveyard reserved and mentioned in decree of Chancery Court of record in Minute Book 84, page 68, as referenced in Deed of record in Book 8766, Page 909, if applicable, in said Register's Office.

9. Easement for TVA power line 150 feet in width as set forth in Declaration of Taking of record in Book 1247, page 577, and Final Decree of United States District Court, a certified copy of which is of record in Book 1291, page 516, if applicable, in said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 December 10, 2025.

Andrea J. Sinclair

Andrea J. Sinclair

Dec. 10, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of December, 2025.

Erica L. Martin

Notary Public

My Commission Expires: May 8, 2029



16502\001\7011290.v1