PREPARED BY:
W. EDWARD PORTER IV, ATTORNEY
121 East Cedar Street
Goodlettsville, TN 37072

The actual consideration or value whichever is greater, is $0.

Affiant

FROM: Henry Randall Waller

TO: Henry Randall Waller, and Wife
Victoria A. Waller

Subscribed and sworn to by me this 17th

Day of November 2025

NOTARY PUBLIC
My Commission Expires: 4-22-29

ASHLEY BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Send Tax Statements To:
Henry Randall Waller
4404 Waller Road
Whites Creek, TN 37189

Tax information:
Map and Parcel No:
39-219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt of sufficiency of which is hereby acknowledged, Henry Randall Waller, a married man, Grantor, does hereby quitclaim and convey unto Himself, Henry Randall Waller, and his wife, Victoria A. Waller, the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Beginning at an iron pin in the southerly line of George B. Carney, as recorded in Book 505, page 681, Register's Office for Davidson County, Tennessee, and marking the northeast corner of the Raymond Kirby property as recorded in Book 4003, page 778, and the northwest corner of the Oliver J. Waller property as recorded in Book 900, page 537, said Register's office; thence with the common line between Kirby and Waller, S 17* 12' E 542.9 feet to a nail in the

Karen Johnson
Batch # 1357349
12/12/2025 10 23 44 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251212-0099052

center of a cattle guard; thence with the center of an existing gravel road, N 76* 04' E 70.1 feet; thence S 88* 18' E 243.9 feet; thence N 87* 24' E 107.9 feet; thence leaving said gravel road, N 2* 36' W 25.0 feet to an iron pin; thence N 16* 59' W 673.46 feet to an iron pin in Carney's southerly boundary; thence N 86* 30' W 200.0 feet; thence S 59* 30' W 99.0 feet; thence S 37* 30' W 160.0 feet to the point of beginning, containing 6.4 acres, more or less, described according to survey made by Donald W. Fortner, dated August 20, 1973.

Being the same property conveyed to Oliver James Waller, by deed of Record in Book 900, Page 537, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Randall Waller by Oliver James Waller and wife, Mary Ellen Waller, by deed of Record in Book 4746, Page 978, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4404 Waller Road, Whites Creek, Tennessee 37189.

This Deed is prepared from information of prior deeds furnished by Grantor in which no title search of Davidson County records was performed, nor title opinion given.

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

WITNESS my hand this, the 18 day of Nov., 2025.

Henry R. Waller

HENRY RANDALL WALLER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above County and State, the within named Henry Randall Waller, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 17th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 4.22.26

ASHLEY BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER