Karen Johnson Davidson County
Batch# 1360333 DEEDQC
12/19/2025 03:28:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20251219-0101161

Prepared by: Christina M. Bartee, Attorney, BATSON NOLAN PLC, 105 Fifth Avenue West, #201, Springfield, Tennessee 37172, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

CAROLYN WHITLEY

TO: QUITCLAIM DEED

CAROLYN A. WHITLEY, TRUSTEE
THE CAROLYN A. WHITLEY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 18th day of December, 2025, by Grantor, **CAROLYN WHITLEY,** a widow, individually, to Grantee, **CAROLYN A. WHITLEY, TRUSTEE OF THE CAROLYN A. WHITLEY REVOCABLE TRUST, dated December 18, 2025,** Witnesseth:

The Grantor does hereby quitclaim and convey unto Grantee, all of the Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee, to wit:

Parcel #1

Property Address: 1125 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-192.00

Being Lot No. 92 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Shirley Edna Grimes, Trustee for the William Louis Grimes and Shirley Edna Grimes Revocable Living Trust, dated April 22, 2005, recorded April 25, 2005, at 10:10 AM, appearing of record as Instrument No. 20050425-0045491, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #2

Property Address: 1130 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-218.00

Being Lot #86 in the Kingsway Green Subdivision in a Plat of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Mary Helen Hall, dated April 16, 2008, recorded April 18, 2008, at 11:02 AM, appearing of record as Instrument No. 20080418-0039444, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #3

Property Address: 1132 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-219.00

Being Lot No. 85 on the plan of Kingsway Green, of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Robert E. Savage and wife, Edna R. Savage, dated December 11, 2002, recorded December 16, 2002, at 8:13 AM, appearing of record as Instrument No. 20021216-0154168, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #4

Property Address: 1134 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-220.00

LAND lying and situated in Davidson County, Tennessee, described as follows: Being Lot No. 84 in the Kingsway Green Subdivision, a part (sic) of which is recorded in Book 3842, Page 227, Register's Office for said County.

SAID Lot No. 84 fronts 45 feet on the south side of Bubbling Well Road and extends back between 115 feet to a dead line in the rear on which it measures 45 feet.

BEING the same property conveyed to Dean Whitley and Carolyn Whitley, husband and wife, by warranty deed from Norma L. Hutchison, dated May 7, 2009, recorded May 8, 2009, at 3:06 PM, appearing of record as Instrument No. 20090508-0042715, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #5

Property Address: 1204 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-138.00

BEING Lot No. 78, on the Plan of Section 1, Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Carl Gregory, dated August 24, 2006, recorded August 25, 2006, at 9:21 AM, appearing of record as Instrument No. 20060825-0105023, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #6

Property Address: 1205 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-070.00

The following described tract or land:

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Lot No. 19 in the Kingsway Green subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Linda C. Morgan, dated November 23, 2009, recorded November 25, 2009, at 10:37 AM, appearing of record as Instrument No. 20091125-0108407, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #7

Property Address: 1225 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-114.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 in the Kingsway Green Subdivision, a plat of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Bessie L. Collins, dated December 10, 2004, recorded December 13, 2004, at 8:48 AM, appearing of record as Instrument No. 20041213-0147594, and re-recorded April 19, 2005, at 9:45 AM, to correct the mailing address of the new owner, appearing of record as Instrument No. 20050419-0043284, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #8

Property Address: 1228 Bubbling Well Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-127.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit:

Being Lot No. 67 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tn., and being a part of the same land conveyed to Kingsway Greens of America, Inc., by deed of record in Book 4214, Pages 838 and 839, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Daisy Mae Smock, dated August 12, 1998, recorded August 13, 1998, at 9:01 AM, appearing of record as Instrument No. 00011064-0000032, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #9

Property Address: 200 Sandhurst Drive, Madison, Tennessee 37115

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Map and Parcel No.: 043-16-0-124.00

Lot No. 112 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Shirley Edna Grimes, Trustee for the William Louis Grimes and Shirley Edna Grimes Revocable Living Trust, dated March 26, 2004, recorded March 29, 2004, at 8:41 AM, appearing of record as Instrument No. 20040329-0034615, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #10

Property Address: 120 Edward VII Avenue, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-073.00

Land in Davidson County, Tennessee, being Lot No. 22 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Judy L. Cox, dated October 13, 2006, recorded October 16, 2006, at 9:01 AM, appearing of record as Instrument No. 20061016-0127734, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #11

Property Address: 1201 London Bridge Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-079.00

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 28 in Kingsway Green Subdivision, a plat of which is of record in Book 3842, Page 227, Register's Office for said County, to which plat reference is made for a more complete description.

BEING the same property conveyed to Dean Whitley and Carolyn Whitley, husband and wife, by warranty deed from Michael Warren, dated August 29, 2007, recorded August 30, 2007, at 8:08 AM, appearing of record as Instrument No. 20070830-0103983, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #12

Property Address: 1202 London Bridge Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-107.00

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 55 of Kingsway Green Subdivision, a plat of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 45 feet along the southerly margin of London Bridge Road and extends along parallel lines 120 feet each to a line in the rear measuring 45 feet thereon.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Mary Emily Ball, dated February 27, 1998, recorded March 4, 1998, at 9:36 AM, appearing of record as Instrument No. 00010821-0000270, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #13

Property Address: 1203 London Bridge Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-080.00

Certain real estate located in Davidson County, Tennessee, being Lot No. 29 in the Kingsway Green Subdivision in a Plat of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and Carolyn Whitley, husband and wife, by warranty deed from Jo Helen Davis, dated August 21, 2007, recorded August 22, 2007, at 9:54 AM, appearing of record as Instrument No. 20070822-0100342, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #14

Property Address: 1216 London Bridge Road, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-100.00

Land in Davidson County, Tennessee, being Lot No. 48 in the Kingsway Green Subdivision, on a plat of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dean Whitley and Carolyn Whitley, husband and wife, by warranty deed from Aubrey Hiam, dated May 8, 2006, recorded May 9, 2006, at 11:56 AM, appearing of record as Instrument No. 20060509-0054234, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #15

Property Address: 110 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-214.00

Lot No. 9 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Peggy A. McDowell and spouse, Jim Sherrill, dated August 2, 1996, recorded August 2, 1996, at 1:59 PM, appearing of record as Instrument No. 00010143-0000814, Register's Office for Davidson County, Tennessee. The said

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Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #16

Property Address: 113 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-062.00

Being Lot No. 11 in the Kingsway Green Subdivision, Section 1, in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Eddie Dean Whitley and Carolyn Whitley, husband and wife, by quitclaim deed from Tiffany Head, dated October 30, 2013, recorded November 5, 2013, at 9:30 AM, appearing of record as Instrument No. 20131105-0114630, Register's Office for Davidson County, Tennessee. The said Eddie Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #17

Property Address: 116 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-211.00

Land in Davidson County, Tennessee, being Lot No. 6 in the Plan of Kingsway Green Subdivision of record in Book 3842, Page 227, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dean Whitley and Carolyn Whitley, by warranty deed from Essie M. Allen, dated August 30, 1995, recorded September 5, 1995, at 1:31 PM, appearing of record as Instrument No. 00009784-0000312, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #18

Property Address: 121 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-066.00

Lot No. 15 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Donald R. Wilkinson, Sr. and wife, Teresa Gale Heath Wilkinson, dated September 21, 2004, recorded September 23, 2004, at 11:15 AM, appearing of record as Instrument No. 20040923-0114824, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #19

Property Address: 122 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-208.00

A tract or parcel of land located in Davidson County, Tennessee, Being Lot No. 3 in the Kingsway Green Subdivision, Section 1, in a plat of which is of record in Book 3842, page 227, Register's office of Davidson County.

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BEING the same property conveyed to Eddie Dean and Carolyn Ann Whitley, husband and wife, by quitclaim deed from Roy Holmes and Tiffany Holmes, dated October 25, 2013, recorded November 5, 2013, at 9:26 AM, appearing of record as Instrument No. 20131105-0114623, Register's Office for Davidson County, Tennessee. The said Eddie Dean died on July 17, 2020, leaving Carolyn Ann Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #20

Property Address: 123 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-067.00

BEING Lot Number 16 in the Kingsway Green Subdivision, a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Donald B. Williams, dated April 18, 2002, recorded April 29, 2002, at 10:31 AM, appearing of record as Instrument No. 20020429-0052082, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #21

Property Address: 127 Queen Anne Drive, Madison, Tennessee 37115
Map and Parcel No.: 043-16-0-069.00

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Kingsway Green Subdivision, of record in Plat Book 3842, page 227, in the Register's Office for Davidson County.

BEING the same property conveyed to Eddie Dean and Carolyn Ann Whitley, husband and wife, by quitclaim deed from Roy Holmes and Tiffany Holmes, dated October 25, 2013, recorded November 5, 2013, at 9:28 AM, appearing of record as Instrument No. 20131105-0114628, Register's Office for Davidson County, Tennessee. The said Eddie Dean died on July 17, 2020, leaving Carolyn Ann Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #22

Property Address: 101 Wychewood Cove, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-198.00

Lot No. 98 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Lee A. Lynch and wife, Annie R. Lynch, dated March 10, 1995, recorded March 13, 1995, at 8:48 AM, appearing of record as Instrument No. 00009616-0000761, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

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Parcel #23

Property Address: 103 Wychewood Cove, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-199.00

Lot 99 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Fred B. Welch and wife, Della Pearl Welch, by deed from James E. Thiel and wife, Ann S. Thiel, of record in Book 5063, page 90, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from The Estate of Della Pearl Welch, dated December 7, 1998, recorded December 8, 1998, at 9:12 AM, appearing of record as Instrument No. 00011241-0000043, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #24

Property Address: 105 Wychewood Cove, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-200.00

Lot No. 100 in the Kingsway Green Subdivision in a Plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Steve Grinnell and wife, Delores Grinnell, dated October 20, 1999, recorded October 21, 1999, at 9:06 AM, appearing of record as Instrument No. 00011711-0000437, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Parcel #25

Property Address: 109 Wychewood Cove, Madison, Tennessee 37115
Map and Parcel No.: 043-15-0-202.00

Lot No. 102 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description of said lot.

BEING the same property conveyed to Dean Whitley and wife, Carolyn Whitley, by warranty deed from Martha Burton, dated October 24, 2002, recorded October 25, 2002, at 9:08 AM, appearing of record as Instrument No. 20021025-0130753, Register's Office for Davidson County, Tennessee. The said Dean Whitley died on July 17, 2020, leaving Carolyn Whitley as the sole owner of said property as the surviving tenant by the entirety.

Carolyn Whitley and Carolyn A. Whitley are one in the same person.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

Carolyn Whitley

CAROLYN WHITLEY, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **CAROLYN WHITLEY**, 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 this the 18th day of December, 2025.

Affix Notary Seal

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES AUGUST 19, 2029

Notary Public

My Commission Expires:_____.

Property Owners Name
And Mailing Address:

Carolyn A. Whitley, Trustee
The Carolyn A. Whitley Revocable Trust
5786 Fisher Grove Road
Greenbrier, Tennessee 37172

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

PROPERTY ADDRESS: *See legal descriptions above*

MAP-PARCEL NOS.: *See legal descriptions above*

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409 as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

Tennessee Certification of Electronic Document

I, CHRISTINA M. BARTEE, 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 December 18, 2025 (date of document).

Affiant Signature

December 18, 2025

Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

