Karen Johnson Davidson County
Batch# 1360980 DEEDQC
12/23/2025 07:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101706

PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Rita M. Hazlett
AFFIANT

Subscribed and sworn to before me on this day, December 19, 2025.

Hannah Jones
Notary Public

My Commission Expires:

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Hazlett Family Trust
4500 Andrew Jackson Parkway
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
075 03 0 017.00

QUITCLAIM DEED

Rita M. Hazlett ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Hazlett Family Trust**, dated December 19, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 19, 2025**.

Rita M. Hazlett

Rita M. Hazlett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Rita M. Hazlett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 19, 2025.

Hannah Jones

Notary Public

My Commission Expires: _____

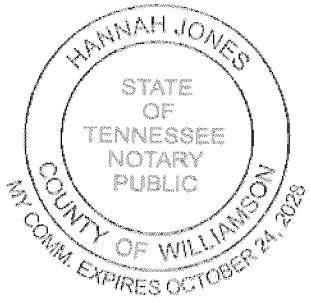


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Tulip Grove, Section 1, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 being a corner lot fronts 122 feet on the southerly side of Andrew Jackson Parkway; 100 feet on the northeasterly side of Des Moines Drive; and 39.27 feet on the curving corner at said intersection and runs back 176.66 feet on the northwesterly side line and 185.80 feet on the northeasterly side line to a point at the rear.

Being the same property conveyed to John E. Hazlett and wife, Rita M. Hazlett, from Thoams E. Cagle and wife, Linda E. Cagle, by deed of record in Book 8907, Page 603, Register's Office for Davidson County, Tennessee. John E. Hazlett having subsequently died on January 13, 2021, and Rita M. Hazlett having become the sole owner through rights of survivorship.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, 1) Restrictive covenants contained in instrument of record in Book 4099, page 239, said Register's Office, 2) A 45 minimum building setback line from Des Moines Drive and from Andrew Jackson Parkway, 3) A 10 foot easement for public utility and drainage purposes along the northeasterly line of said lot, and 4) A 2.5 x 25 foot utility anchor easement located on the southwesterly corner of said lot.

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

This property is commonly known as 4500 Andrew Jackson Parkway, Hermitage, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 19, 2025.

Affiant Signature

12/19/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 19, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028