This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1364122 DEEDQC
12/31/2025 11:20:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104455

New Owner:	Send Tax Bill:	Map/Parcel
David A. Jennings and Pamela L. Jennings, Trustees of the Jennings Joint Revocable Living Trust dated December 23, 2025, and any amendments thereto 2136 Timberwood Drive Nashville, TN 37215	Same as new owner	112 00 0 151.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Pamela L. Jennings
AFFIANT

Sworn to and subscribed before me this 23rd day of December 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID JENNINGS** and **PAMELA JENNINGS**, (Grantors), as husband and wife, by these present do hereby quitclaim and convey unto **DAVID A. JENNINGS AND PAMELA L. JENNINGS, TRUSTEES OF THE JENNINGS JOINT REVOCABLE LIVING TRUST DATED DECEMBER 23, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

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

Proposed 5.0 acre tract being part of the real property described as follows:

LAND in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapedelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.02 acre tract (Tract No. 13) served by an unnamed easement road which existing with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

BEGINNING at an iron pin in the center of Gerry Easement Road after being measured along the centerline of Leon Easement Road 1931.93 feet in a northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road which joins the road described in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibb's northwest comer as shown in Book 5976, Page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath tracts having a right to ingress and egress over and insuring to their heirs, successors and assigns, but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: With the centerline of Gerry Easement Road North 45 deg. 03 min. 45 sec. East 572.47 feet to a point; North 59 deg. 50 min. 26 sec. East 29.64 feet to a point, and with a curve northeasterly direction 198.89 feet and with a curve again in center of Gerry Road 70.0 feet to a point; thence leaving Gerry Easement Rod, South 34 deg. 29 min. 13 sec. East 532.24 feet to an iron pin; thence South 50 deg. 28 min. 04 sec. West 773.10 feet to an iron pin; thence North 44 deg. 56 min. is sec. West 498.95 feet to the point of BEGINNING.

INCLUDED in the above described tract, but EXPRESSLY EXCLUDED from this conveyance is the following, described tract:

LAND in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey of John Kohl, dated May 17, 1987, as follows:

BEGINNING at a point in the centerline of Deer Ridge Lane, also being known as Gerry Easement Road, being the same point of beginning in the aforementioned 10.02 acre tract (Tract No. 13), at the northeast corner of Tract No. 14, thence along said center line North 45 deg. 03 min. 45 sec. East 421.12 feet to a point; thence severing Tract No. 13, South 44 deg. 56 min. 15 sec. East 538.80 feet to a point in the northerly line of Tract No. 10; thence along said line South 50 deg. 28 min. 04 sec. West, 423 feet to the southeast comer of Tract No. 14; thence along the easterly line of Tract No. 14; North 44 deg. 56 min. 15 sec. West 498.95 feet to the point of BEGINNING.

Being the same property conveyed to David Jennings and wife, Pamela Jennings, by deed from Glen A. Yarbrough and wife, Lori J. Yarbrough, of record in Instrument No. 20160308-0022118, Register's Office for Davidson County, Tennessee, dated March 7, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as 494 Deer Ridge Lane, Nashville, TN 37221.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 23 day of DECEMBER, 2025.

By: _____
DAVID JENNINGS

By: _____
PAMELA JENNINGS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID JENNINGS and PAMELA JENNINGS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 23rd day of December, 2025.

_____
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029