Karen Johnson Davidson County
Batch# 1368055 DEEDQC
01/09/2026 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002391

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Jerry D. Fair
7815 Highway 100
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
156-00-0-094.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust , dated March 24, 1999,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Jerry D. Fair**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

ALL THAT TRACT OR PARCEL OF LAND located in the 9th Civil District of Davidson COUnty, Tennessee, on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nasvhille, Tennessee:

Beginning at the northwesterly corner of Lot 1 on the plan of Frazier Bend, as of record in plat book 5060, page 133: Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point; Thence South 43 degrees 45 minutes 00 seconds East 70.44 feet to an iron pin; Thence South 43 degrees 45 minutes 00 seconds East 209.56 feet to a point; Thence South 53 degrees 45 minutes 00 seconds West 156.00 feet to a point; Thence North 43 degrees 45 minutes 00 seconds East 280.00 feet to the point of beginning, containing 0.99 acres.

Being the same property conveyed to Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999, by Warranty Deed from William T. Caverly and Angelina M. Caverly, husband and wife of record in Instrument No. 20210107-0003365, Register's office for Davidson County, Tennessee.

This is improved property known as 7815 Highway 100, Nashville, TN 37221.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 29th day of December, 2025.

Jerry Dennis Fair, Trustee

Blythe Cutler Fair, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 29th day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 January 8th, 2026

Affiant
Date: 01/08/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of January, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY