Karen Johnson Davidson County
Batch# 1369145 DEEDQC
01/12/2026 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260112-0002772

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 8th day of January, 2026.

NOTARY PUBLIC
My Commission Expires: 8/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

ADDRESS OF NEW OWNER:
James A. Felton Trust
200 Crown Gardens Court
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map & Parcel: 087-05-0B-033-00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **James Felton, a single man**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to the **James A. Felton Trust u/a/d November 5, 2025**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat, Wembley Park, of record in Plat at Instrument No. 20230707-0052042, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Felton, a single man, from Schell Brothers Nashville, LLC, by Limited Warranty Deed, of record in Instrument No. 20251217-0100321, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 200 Crown Gardens Court, Hermitage, TN 37076.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8th day of January, 2026.

James Felton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Felton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of January, 2026.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 8, 2026.

J. Carlton Drumwright

January 8, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 8, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY