Karen Johnson Davidson County
Batch# 1370705 DEEDQC
01/15/2026 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260115-0003871

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Welborn Tennessee Community Property Trust 6727 Burkitt Road Antioch, TN 37013	Same	187 00 0 141.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, James S. Welborn and wife, Camille C. Welborn, as tenants by the entirety, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto James S. Welborn and wife, Camille C. Welborn, as the Co-Trustees of the Welborn Tennessee Community Property Trust, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Tract No. III on the survey of Dale and Associates Job No. 90-078 dated March 17, 1993 of the Mary Ann Smith Property in the Second Civil District of Metro Nashville Davidson County, Tennessee thereafter First Councilmanic District described as follows:
>
> Beginning at an iron rod situated in the southerly margin of Burkitt Road, said point being the northwest corner of the property herein described.
>
> Thence along said road, S 83 degree 52' 42" E. a distance of 201.55 feet to an iron rod;
>
> Thence leaving said road, S 06 degree 07' 18" W, a distance of 1,139.72 feet to a point in the center of Indian Creek;
>
> Thence, with said Indian Creek, N 47 degree 33' 20" W, a distance of 35.77 feet to a point:
>
> Thence, N 55 degree 57' 27" W, a distance of 195.49 feet to a point;
>
> Thence, leaving said creek, N 06 degree 07' 18" E, a distance of 1,027.00 feet to the point of beginning and containing 5.00 acres of land more or less.

Being the same property conveyed to James S. Welborn and wife, Camille C. Welborn by Warranty Deed dated June 2, 1993 from Mary Ann Smith and Reginald E. Young, Co-Trustees of the Mary Ann Smith Unitrust of record in Book 8971, Page 825, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

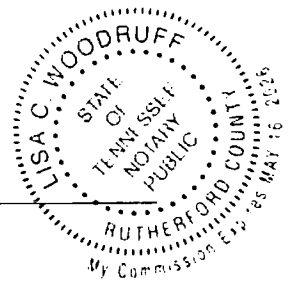
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 15th day of January, 2026.

Affiant

Notary Public

My Commission Expires: _____



This is improved property known as 6727 Burkitt Road, Antioch, TN 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of January, 2026.

JAMES S. WELBORN

CAMILLE C. WELBORN

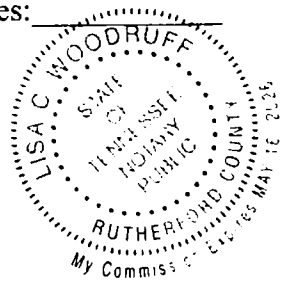
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S. WELBORN and wife, CAMILLE C. WELBORN, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of January, 2026.

Lisa C Woodruff
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Sarah Arick, 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 14, 2026.

Date: 01/15/2026

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 15, 2026.

Notary Public: Falecher Outen My Commission Expires:

