GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Name and Address of New Owner:
Living Trust of Timothy McKeithen dated January 4, 2026
PO Box 562
Madison, TN 37115

Send Tax Bills To:
Living Trust of Timothy McKeithen dated January 4, 2026
PO Box 562
Madison, TN 37115

This Instrument Prepared By:
Jake Crum
ForthRight Title, LLC
116 Maple Row Blvd
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1370991 DEEDQC
01/16/2026 04:02:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260116-0004219

Parcel ID / Tax ID: 051-000-005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy B. McKeithen,** "the Grantor," does hereby convey and quitclaim unto **Timothy McKeithen and Sher Powers, Trustees, for the Living Trust of Timothy McKeithen dated January 4, 2026,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H.E. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the northerly margin of Due West Avenue, at the corners of Lots Nos. 10 and 11; thence with the line between said lots northerly 563.40 feet; thence easterly 100 feet to the corner of Lots Nos. 11 and 12; thence with the line between said lots, southerly 574.3 feet to the north margin of Due West Avenue, thence with the margin of the same, westerly 100 feet to a point.

Being the same property conveved unto Joel Hemphill and wife, LaBreeska Hemphill, by Deed recorded July 29, 1985, in Deed Book 6616, Page 649, of the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed unto Timothy B. McKeithen and wife, Dixie J. McKeithen by Deed recorded 12/29/1992 in Book 8825, Page 42 of the Register's Office for Davidson County, Tennessee. Dixie J. McKeithen died 06/22/2024 leaving Timothy J. McKeithen as the sole surviving tenant by the entirety.

X Timothy B. McKeithen

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1-15-2026 day of January, 2026.

_____(SEAL)

TERRA LYONS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2026, before me personally appeared Timothy J. McKeithen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of January, 2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

_____
Notary Signature
My commission expires:

TERRA LYONS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029 DAVIDSON COUNTY

FAILURE TO RECORD THIS DEED IN A TIMELY MANNER IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY IN WHICH THE PROPERTY IS LOCATED MAY JEOPARDIZE THE GRANTEE'S RIGHTS OR PRIORITY AS TO THIS PROPERTY, INCLUDING BUT NOT LIMITED TO LOSS OF TITLE OR SUBORDINATION TO SUBSEQUENT PURCHASERS OR CREDITORS WITHOUT NOTICE, PURSUANT TO TENNESSEE LAW. GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY HOLD FORTHRIGHT TITLE HARMLESS FROM ANY LOSSES OR DAMAGES THAT MAY RELATE TO THE RECORDING OF THIS DOCUMENT.