TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

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PO Box 335
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch # 1371046 DEEDQC
01/20/2026 10:04:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260120-0004290

ADDRESS NEW OWNER:
THE POTTS FAMILY LIVING TRUST dated the1st, December of 2025.
Loyd Fitzhugh Potts, Sr, Trustee
5173 Eatons Creek Road
Nashville, Tennessee, 37218

SEND TAX BILL TO:
Same

MAP/PARCEL:
038 00 0 042.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Loyd Fitzhugh Potts, Sr (aka Loyd F. Potts) as a widower, having been predeceased by his wife, Janie Carol Potts, (who passed on 10/20/2018) in connection with the administration of his revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from him/herself as a single individual to him/herself as trustee of The POTTS FAMILY LIVING TRUST dated the 1st of December, 2025 all his right, title and interest in and to a certain tract of land as described as follows:

Land in Davidson County, Tennessee, being a tract of W. H. Holt's 68-acre tract and part of W. H. Holt's 9.5-acre tract, and more particularly described according to a survey made by Hickerson-Miller Engineers, April 4, 1957, as follows:

Beginning at a stake at a corner post placed in the southwesterly margin of Eaton's Creek Road, said point being located North 80° East 180 feet from the original northwest corner of W. H Holt's 9.5-acre tract by deed of record in Book 802, page 360, Register's Office for said County;
thence with the southwesterly margin of Eaton's Creek Road, and with an established fence line, South 33° 30' East 467 feet to an iron pin;
thence leaving Eaton's Creek Road, South 78° 45' West and with established fence line, 182 feet to a point in fence;
thence continuing with said fence line, North 87° West 172 feet to a point in fence;

thence continuing with said fence line South 84° 30' West 85 feet to North 1° 15' East 400 feet to a point in northwest corner of W. H. Holt's 9.5 acre stake at corner post;
thence another fence line, the original tract;
thence with said fence line, North 80° East 180 feet to the point of beginning.

Being the same property conveyed to Tommy Jarrett and wife, Linda Jarrett, by deed from S. Roy Holt and Herman Holt, Jarrett and wife, Linda Jarrett, the heirs at law of W. H. Holt, deceased, of record in Book 4824, page 403, said Register's Office.

Being the same property conveyed to Loyd F. Potts, and wife, Janie Carol Potts, by Warranty Deed from Tommy Jarrett and wife, Ginger Jarrett, file June 22nd, 1977 of record in Book 5163, pages 26-27, said Register's Office.

The property is commonly known as **5173 EATONS CREEK RD, NASHVILLE, TN 37218.**

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE POTTS FAMILY LIVING TRUST dated 1st , December, 2025.

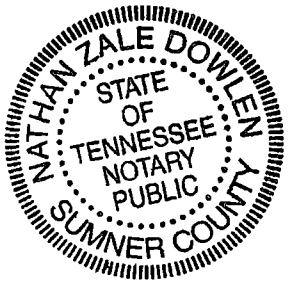
Signed this 29th of December, 2025.

Loyd F Potts Sr.
Loyd Fitzhugh Potts, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Loyd Fitzhugh Potts, Sr with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 29th of December, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

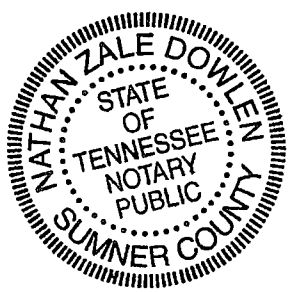
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Loyd Fitzhugh Potts, Sr

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DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.