TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

Karen Johnson
Batch # 1371081
01/20/2026 11:16:58 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260120-0004348

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:
069 07 0 016.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Loyd Fitzhugh Potts, Sr (aka Loyd F. Potts) as a single adult, 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 in Davidson County, as described as follows:

BEING IN THE 13TH. FORMERLY 23RD , CIVIL DISTRICT, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY NORRIS H. HICKERSON, SURVEYOR, AUGUST 18, 1951, AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE OLD HYDES FERRY PIKE AND THE CENTER LINE OF WHITES CREEK, OPPOSITE THE EASTERLY MARGIN OF STATE HIGHWAY No. 12 TO NASHVILLE, SAID POINT BEGING 44 FEET NORTHWEST OF A BRIDGE ABUTMENT:
THENCE NORTH 38 degrees 35' EAST 175 FEET TO AN IRON PIN IN
THE WESTERLY LINE OF THE F. G. ABERNATHY LANDS;
THENCE ALONG ABERNATHY'S LINE, SOUTH 47 degrees 30' EAST 206 FEET TO AN IRON PIN WHICH IS APPROXIMATELY 15 FEET TO AN IRON PIN WHICH IS APPROXIMATELY 15

FEET SOUTHWEST FROM A WIRE FENCE AND IS THE NORTHEAST CORNER OF THE LAND NOW OWNED BY HENRY JONES AND WIFE,
THENCE ALONG JONES' LINE, SOUTH 38 degrees 35' WEST 175 FEET TO THE CENTERLINE OF OLD HYDES FERRY PIKE:
THENCE WITH THE CENTERLINE OF THE SAME, NORTH 47 degrees 30' WEST 206 FEET TO THE BEGINNING,

BEING THE SAME PROPERTY CONVEYED TO LEWIS & SHERRILL PROPERTIES, INC. FROM JAMES A. LEWIS AND WIFE, HILDA M. LEWIS, AND DAVID F. SHERRILL AND WIFE, FAY SHERRILL, AND JAMES R. SHERRILL, JR. AND WIFE, GAYLE SHERRILL, BY QUITCLAIM DEED DATED THE 12TH. DAY OF MAY, 1979, AS OF RECORD IN BOOK 5745, PAGE 417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

THIS BEING THE SAME PROPERTY CONVEYED BY THE FOLLOWING NAME CHANGES:

1. BY ARTICLES OF AMENDMENT TO CHARTER OF THE CORPORATION DATED FEBRUARY 18, 1986, AND FILED FEBRUARY 24, 1986, IN THE SECRETARY OF STATE'S OFFICE FOR THE STATE OF TENNESSEE AND OF RECORD IN BOOK 6955, PAGE 243, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE NAME OF THE CORPORATION WAS CHANGED FROM "LEWIS & SHERRILL PROPERTIES, INC." TO "SHERRILL PROPERTIES, INC."

2. BY ARTICLES OF AMENDMENT TO THE CHARTER OF THE CORPORATION DATED MARCH 20, 1990, AND FILED MARCH 21, 1990 IN THE SECRETARY OF STATES OFFICE FOR THE STATE OF TENNESSEE AND OF RECORD IN BOOK 8069, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE NAME OF THE CORPORATION WAS AGAIN CHANGED FROM "SHERRILL PROPERTIES, INC." TO "F & S PROPERTIES, INC,"

THIS BEING THE SAME PROPERTY IN THE TRUSTEE'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, No, 90-119-513-00, THE PROPERTY TAX BILL BEING IN THE NAME OFF & S PROPERTIES, INC,, 1518 E, STEWARTS LANE, NASHVILLE, TENNESSEE, 37218,

BEING THE SAME PROPERTY CONVEYED TO Loyd F. Potts by Warranty Deed from F & S Properties, Inc., formerly Lewis & Sherrill Properties, and Sherrill Properties, Inc. dated October 11th, 1990 and filed October 11th, 1990, of record in Book **8215**, Pages **381** – 384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property is commonly known as 4226 ASHLAND CITY HWY, 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 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.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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.

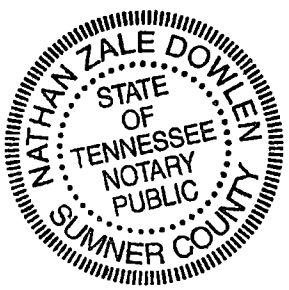
Signed this 29th of December, 2025.

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

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