Karen Johnson
Batch # 1371490
01/21/2026 11:25:18 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260121-0005006

Prepared By:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Attorney at Law
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Maria Anderson, Trustee
Joann L White Revocable Living Trust
1011 Ashcroft Way
Mount Juliet TN 37122

TENNESSEE QUIT CLAIM DEED
(Map and Parcel: 136-160)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Joann L White, an individual and Tennessee resident (herein, "Grantor"), does hereby remise, release and forever quitclaim to THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023, a Revocable Trust, based in Tennessee, Maria Anderson, Trustee (herein, "Grantee"), as follows:

> all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 0 Smith Springs Road, Nashville (Davidson County) Tennessee 37217, to wit:
>
> Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:
>
> **[PLEASE SEE EXHIBIT A ATTACHED HERETO]**

Signed by Grantor, acknowledged by Grantee(s), on this 19 day of January 2026.

JOANN L WHITE, GRANTOR:

JoAnn L White, POA
Joann L White

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, Joann L White, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she has executed the same, in her capacity as Grantor, voluntarily on this date.

Given under my hand this 19 day of January 2026.

Shelby Hulle, Notary Public

My Commission Expires: February 21, 2027

SHELBY HULLS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2027
RUTHERFORD COUNTY

ACKNOWLEDGED BY GRANTEE(S):

THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023:

Maria Anderson, Trustee
MARIA ANDERSON, Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 0 Smith Springs Road, Nashville (Davidson County) Tennessee 37217.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

JOANN L WHITE, GRANTOR:

JoAnn L. White, PoA — 01/19/26
Joann L White — DATE

Subscribed and sworn before me, this 19 day of January, 2026.

SHELBY HILL — STATE OF TENNESSEE — NOTARY PUBLIC — My Commission Expires on 02/21/2027 — RUTHERFORD COUNTY

MY COMMISSION EXPIRES: February 21, 2027

Shelby White, Notary Public

EXHIBIT A

A tract of land situate in the Second Civil District of Davidson County, Tennessee, on the waters of Hamilton Creek and Smith Springs Road and being more particularly described as follows: Beginning at a concrete monument No. 741-2 set at the southeasterly corner of the lands herein described, at a corner common to Lot 40 and 43 of the Edge-O-Lake Subdivision; thence from the beginning South 89 deg. 33' 01" West 237.71 feet to a Concrete Monument No. 741-1 set at a corner of lands now or formerly owned by William A White, et ux; thence along said White's line North 09 deg. 09'29" West 325.00 feet to a Concrete Monument No. 741-1A; thence leaving said White's line and severing the lands of the United States of America North 82 deg. 55'25" East 264.07 feet to a Concrete Monument No. 741-1B set at a corner of Lot No. 48 of said Edge-O-Lake Subdivision; thence along Lot Nos. 48, 47, 46, 45, 44, and 43 as follows: South 04 deg. 03'24" East 214.30 feet and South 05 deg. 03'58" East 138.30 feet to the point of beginning, containing one and ninety-four hundredths (1.94) acre, more or less.

Being the same property conveyed to William A White and wife, JoAnn White by Warranty Deed from Herbert Piercey and wife, Sara D. Piercey dated December 16, 1987 and recorded on December 21, 1987 of record in Book 7430, pages 701-703, Register's Office for Davidson County, Tennessee. William A White died on January 7, 2022 leaving JoAnn White as the sole owner.

Being the same property conveyed to Grantors by deed of record in Book ___ Page ___, and by corrected deed in Book 7410, Page 579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements.