Karen Johnson Davidson County
Batch # 1371596 DEEDQC
01/22/2026 08:21:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260122-0005126

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

ADDRESS NEW OWNER:
THE POTTS FAMILY LIVING TRUST dated the 1st , December of 2025.
Loyd Fitzhugh Potts, Sr, Trustee
5173 Eatons Creek Road
Nashville, Tennessee, 37218

SEND TAX BILL TO:
Same

MAP/PARCEL:
015 **00 0 054.00**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Loyd Fitzhugh Potts, Sr (aka Loyd Potts) as a widower, having been predeceased by his wife, Janie C. Potts, (who has since 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:

TRACT NO. 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-HICKERSON ENGINEERS, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF SPRINGFIELD PIKE AT THE INTERSECTION OF THE NORTHERN BOUNDARY LINE OF THE PROPERTY COVERED TO CLYOE MIDGETT BY DEED FROM GAILIE W. WILLIAMS AND WIFE, OF RECORD IN BOOK 3316, PAGE 235, REGISTER'S OFFICE FOR SAID COUNTY, AND THE EASTERLY MARGIN OF SAID PIKE'

THENCE, WITH SAID MIDGETT'S NORTHERN BOUNDARY LINE SOUTH 89 DEGREES EAST 385 FEET TO AN IRON PIN;

THENCE NORTH 16 DEGREES 30' WEST 105 FEET TO AN IRON PIN;
THENCE NORTH 89 DEGREES WEST 385 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF SAID PIKE;
THENCE WITH SAME, SOUTH 16 DEGREES 30' EAST 105 FEET TO THE BEGINNING CONTAINING 1 ACRE MORE OR LESS.

TRACT NO. 2:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF THE SPRINGFIELD PIKE AT THE INTERSECTION OF THE NORTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO FRED A. HARRISON AND WIFE, PATRICIA M. HARRISON BY DEED OF J.W. HOBBS AND WIFE, AS IS RECORDED IN BOOK 3573, PAGE 231, REGISTER'S OFFICE FOR SAID COUNTY,
THENCE; WITH HARRISON'S NORTHERN BOUNDARY LINE SOUTH 89 DEGREES E. 385 FEET TO AN IRON PIN;
THENCE NORTH 16 DEGREES 30' W. 30 FEET TO AN IRON PIN;
THENCE NORTH 89 DEGREES W. 385 FEET TO AN IRON PIN ON THE EASTERN MARGIN OF SAID PIKE;
THENCE WITH THE EASTERN MARGIN OF SAID PIKE S. 16 DEGREES 30' EAST 30 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN WAYNE BAILIFF AND WIFE, EDNA WEST BAILIFF BY DEED FROM LUCIAN MINTON AND WIFE, JO ANN MINTON DATED 11/16/82 OF RECORD IN BOOK 5967, PAGE 895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO Loyd Potts and wife, Janie C. Potts, (who has since passed on 10/20/2018) by Warranty Deed from JOHN WAYNE BAILIFF AND WIFE, EDNA WEST BAILIFF, dated April 1st, 2011 and filed as Instrument **# 20110406-0026450**, on April 6th, 2011, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property is commonly known as **7420 WHITES CREEK PIKE, JOELTON, TN 37080.**

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.

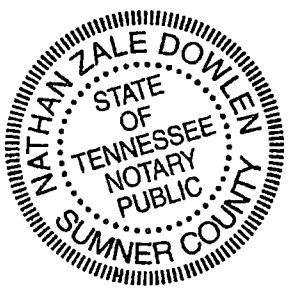
Signed this 29th of December, 2025.

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.



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.

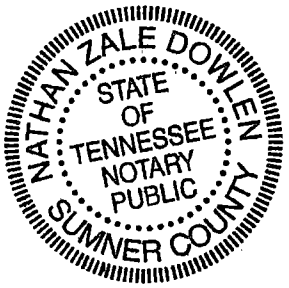
Signed this 29th of December, 2025.

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.