Karen Johnson Davidson County
Batch # 1371642 DEEDQC
01/22/2026 09:31:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260122-0005191

Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

I. Dyke Tatum, Attorney
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me this 15th day of **January, 2026.**

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 9-7-26

QUITCLAIM DEED

Address New Owner:
Edward K. Williams
3051 Union Hill Road
Joelton, Tennessee 37080

Send Tax Bills To:
SAME

Map-Parcel Numbers:
015-00-0-165

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Volunteer Estates, LLC, a Tennessee Limited Liability Company** by these presents does hereby transfer and quitclaim and convey unto **Edward K. Williams,** his successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being P/O Tract No. 2 on the Plan of Subdivision of Weaver-Harris, et al Lands, as shown by Plat of record in Plat Book 2, Page 183, in the Chancery Court of Nashville, described as follows:

Beginning at a point in the center of Union Hill Road, formerly the Goodlettsville Pike at the northwest corner of the property conveyed to Robert B. Ellis and wife, by Deed from Felix Simpson and wife, of record in Book 3225, Page 225, Register's Office for said County; thence with the center of said road South 67 degrees West 26.40 feet; thence North 85 degrees West 115.50 feet; thence North 72 degrees West 183.10 feet; thence southwardly 600 feet; thence eastwardly 225 feet to Ellis' westerly line; thence with said line North 4 ½ degrees 600 feet to the beginning.

Being the same property conveyed to George Lewis Hurt by Warranty Deed from Janet Kay Six and husband, Larry Garthwaite, dated 07/13/2015, of record in Instrument No. 20150715-0068868, Register's Office for Davidson County, Tennessee.

George Lewis Hurt died intestate on 05/30/2016, leaving the said George Lewis Hurt, III and Toni Marie Clark as his sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument No. 20250917-0074390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Volunteer Estates, LLC, a Tennessee Limited Liability Company, as to 1/2 undivided interest by Warranty Deed from George Lewis Hurt, III, dated 08/09/2024, of record in Instrument No. 20240813-0061285, Register's Office for Davidson County, Tennessee and being the same property conveyed to Volunteer Estates, LLC. A Tennessee Limited Liability Company, as to 1/2 undivided interest by Warranty Deed from Toni Marie Clark dated 09/17/2025, of record in Instrument No. 20250917-0074391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a UCC Financing statement naming Aqua Finance, Inc, as secured party, and George Lewis Hurt, as debtor, filed 05/27/2016 of record Instrument No. 20160527-0053600, as amended in Instrument No. 20210319-0036693, in the Register's Office for Davidson County, Tennessee.

This is improved property: **2993 Union Hill Road, Joelton, TN 37080**

WITNESS my hand this 15th day of **January, 2026.**

Volunteer Estates LLC, a Tennessee Limited Liability Company

By: _____
Bryan Wicks, Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

On this 15th day of **January, 2026**, personal appeared before me, a notary public in and for the State and County aforementioned, **Bryan Wicks** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Sole Member** of **Volunteer Estates LLC, a Tennessee Limited Liability Company,** and that **he** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Sole Member.**

WITNESS my hand this 15th day of **January, 2026.**

_____
Notary Public

My Commission Expires: 9-7-26

THERESA L SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.