Karen Johnson Davidson County
Batch# 1372947 DEEDQC
01/23/2026 10:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260123-0005814

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Wendy Ellis Windsor, Trustee Wendy Windsor Trust 1133 Sharpe Ave. Nashville, TN 37206	same	022 00 0 079.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Wendy E. Windsor (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Wendy Ellis Windsor, Trustee, and her successors in trust, of the Wendy Windsor Trust dated January 22, 2026 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Tract I:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of C. S. Stanfield's property and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, April 5, 1951 as follows: BEGINNING at a point in the center of Whites Creek Pike 662 feet north of the center intersection of said pike and Bear Hollow Road; thence leaving said pike south 49° 55' west, 157.5 feet to a stake; thence north 26° 52' west 102.6 feet to a stake; thence north (incorrectly listed as "south" in prior deed) 49° 55' east 134 feet to the center of Whites Creek Pike; thence with said pike south 40° 05' east 100 feet to the beginning.

Tract II:

Being a tract of land lying in the Fourteenth Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield, et ux, property as recorded in Book 3102, page 623 R.O.D.C. and described as follows: BEGINNING at a point in the center of White's Creek Pike, said point being the northeast corner of a three-acre tract owned by Crow thence with said three-acre tract S 49° 55' W 135.56 feet to an iron pin; thence with same N 85° 8' W 884.75 feet to an iron pin in Gupton's line; thence with Gupton N 20° 24' W 111.17 feet to a point in the division line; thence with said division line S 85° E 1026 feet to a point in the center of White's Creek Pike; thence with the center of said White's Creek Pike S 36° 11' E 3.18 feet

to the beginning containing 2.18 acres more or less by a survey of Richardson-Morris Co. dated June 19, 1973.

Tract III:

Being a tract of land lying in the 14th Civil District of Davidson County, Tennessee and being a part of the James C. Stanfield, et ux, property as recorded in Book 3102, page 623, RODC and described as follows: BEGINNING at a point in the center of Whites Creek Pike, the north corner of Tract No. 1 of the C. S. Stanfield property which is recorded in Book 196, page 471 RODC; thence with said Tract No. 1, S 49° 55' W 139.70 feet to an iron pin; thence with same S 26° 52' E 102.60 feet to a concrete marker a corner with the Greer property; thence with Greer and crossing creek N 89° 30' 05" W 872.00 feet to an iron pin in Gupton's line; thence with Gupton N 20° 24' W 194.00 feet to an iron pin; thence with a 4 acre tract S 85° 08' E 884.75 feet to an iron pin; thence with same N 49° 55' E 135.56 feet to a point in the center of White's Creek Pike; thence with center of said White's Creek Pike S 36° 11' E 25.00 feet to the beginning containing 3.00 acres by survey of Richardson-Morris Company 10 May 1973.

Being the same property conveyed to Wendy E. Windsor, a single woman, by Warranty Deed from Millie Crow Henry, a single woman, dated February 17, 2017, of record at Instrument No. 20170222-0017884 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5228 Whites Creek Pike, White's Creek, Tennessee 37189.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 22nd day of January, 2026.

Wendy E. Windsor, Grantor

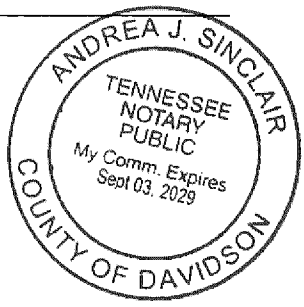
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Wendy E. Windsor, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of January, 2026.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-3-2029



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

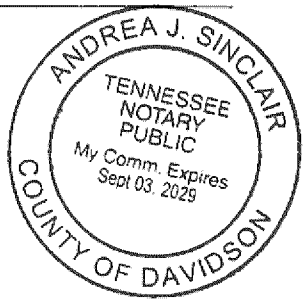
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Wendy E. Windsor
Wendy E. Windsor, Affiant

Subscribed and sworn to before me this 22nd day of January, 2026.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-3-2029



CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 22nd, 2026.

Andrea J. Sinclair

Andrea J. Sinclair

January 22, 2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22 day of January, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON