***This deed is prepared at the request of the parties with information given from the parties, and no title search has been performed. Legal description taken from prior deed of record.**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1377154 DEEDQC
02/06/2026 03:57:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260206-0008946

THIS INSTRUMENT PREPARED BY Tara H. Carter, Esq. 5016 Centennial Blvd., Ste. 200 Nashville, TN 37209 (615)		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Karren L. Scott and Zina Crowder P.O. 246 Whites Creek, TN 37189	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: Map 40; Parcel 153

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KARREN L. SCOTT

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

KARREN L. SCOTT and ZINA CROWDER, as tenants in common with each having a fifty percent (50%) interest

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of that property shown "For Future Development: on the Plan of section Two, Hickory Hills Subdivision, as of record in Book 6200, Page 111, Register 's Office for Davidson County, Tennessee, and being shown as Lot 1 on the Plan of Section Four, Hickory Hills Subdivision, unrecorded, to which plan is here made, said tract being more particularly described as follows:

Beginning at a point, being the southeasterly corner of property referenced as Lot 1, Hickory Hills Subdivision, Section Two, said point also being located on the northerly right-of-way margin of Old Hickory Boulevard, thence from said point, N 10 deg. 48'22"W a distance of 207.71 feet to a point located in the southerly margin of Old Hickory Court, thence with said margin, N 79 deg. 11'38"E, a distance of 190.0 feet to a point; thence along a line S 10 deg. 48'22"E a distance of 208.0 feet to a point in the northerly right-of-way of Old Hickory Boulevard; thence along said margin S 79 deg 16'50"W a distance of 190.0 fee to a point of beginning, and containing 0.90 acres, more or less.

Being the same property conveyed to Karren L. Scott by warranty deed from Claude E. Wair, a single man, retaining a life estate, of record in Instrument No. 20100824-0066784, Register's Office for Davidson County, Tennessee. Claude E. Wair being also known as Claude E. Wair, Jr. Said Claude E. Wair having since died intestate. Also being the same property conveyed to Claude E. Wair by deed of record in Book 11497, Page 785, said Register's Office.

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

This is improved property known as **7541 Old Hickory Blvd., Whites Creek, TN 37189 (also known as 7510 Hickory Hills Court, Nashville, TN 37189).**

WITNESS MY HAND this the 5th day of February 2026.

Karren L Scott
KARREN L. SCOTT

STATE OF TENNESSEE
COUNTY OF Sumner

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KARREN L. SCOTT,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 5th day of February, 2026.

Lesley M. Fisher
NOTARY PUBLIC
My Commission Expires: 6/29/27

LESLEY M. FISHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Jennifer M. Hood
AFFIANT

Sworn to and subscribed to before me this 5th day of February, 2026.

Lesley M. Fisher
NOTARY PUBLIC
My Commission Expires: 6/29/27

LESLEY M. FISHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN