Prepared without the benefit of title insurance. Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Bonnie Derrick and Brad Derrick 929 Old Dickerson Pike Goodlettsville, TN 37072
SEND TAX BILLS TO:	New Owner (above)
MAP-PARCEL NOS.	033033000100

Karen Johnson Davidson County
Batch# 1380686 DEEDQC
02/13/2026 11:05:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20260213-0011674

Prepared by: Cindy S. Smith, Attorneys at Law
Post Office Box 292004
Nashville, TN 37229-2004
NO TITLE INSURANCE PROVIDED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance of the fee to Bonnie Derrick and Brad Derrick, as tenants in common with rights of survivorship,** I, **Bonnie G. Derrick** (herein "Grantor"), by these presents do hereby quitclaim and convey all of our interest to **Mary Kathryn Charlton, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land in Davidson, County, Tennessee, being Lot No. 4 on the Plan of Solitude Acres, Section One, Part One, as of record in Book 3700, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot fronts 160 feet on the westerly side of Old Dickerson Road and runs back 355.65 feet on the northerly line and 348.2 feet on the southerly line to a dead line in the rear on which it measures 148 feet.

Being the same property conveyed to Freddie Ray Derrick and wife, Bonnie G. Derrick, from H.L. Worrell, a widower, by Warranty Deed recorded on July 1, 1966, in Book 4032, Page 114, Register's Office of Davidson County, Tennessee. Freddie Ray Derrick died on June 8, 2018, leaving his wife, Bonnie G. Derrick, as the surviving tenant by the entirety.

Bonnie G. Derrick is one and the same person as Bonnie Derrick.

This is property with a common address of 929 Old Dickerson Pike, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said **Mary Kathryn Charlton, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Bonnie Derrick and Brad Derrick, as tenants in common with rights of survivorship,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th day of February 2026.

Bonnie G. Derrick

Bonnie G. Derrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Bonnie G. Derrick, with whom I am personally acquainted, or who 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 official seal at office, this the 6th day of February 2026.

Notary Public

My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2028

Trustee

Mary Kathryn Charlton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Mary Kathryn Charlton, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office, this 6th day of February 2026.

Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 6th day of February 2026.

Notary Public
My Commission Expires _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am 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 February 6th, 2026 (date of document).

Signature of above

2/6/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2026.

Notary

MY COMMISSION EXPIRES: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026