Karen Johnson Davidson County
Batch# 1382899 DEEDQC
02/19/2026 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260219-0013376

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 19, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES OCTOBER 24, 2028

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

New Owner Address:
Jernigan Family Trust
9331 Clovercroft Road
Franklin, TN 37067

Send Tax Bills To:
Same

Map-Parcel Number:
085 15.00 014.00

QUITCLAIM DEED

Jerry D. Jernigan, Unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Jernigan Family Trust**, dated February 19, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, February 19, 2026.

Jerry D. Jernigan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jerry D. Jernigan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 19, 2026.

Notary Public

My Commission Expires: _____

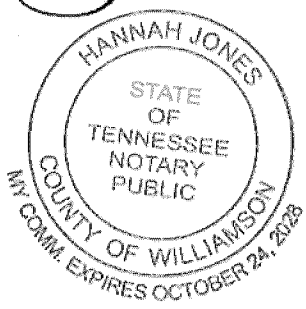


EXHIBIT A

TRACT I:

LAND lying and being in the 3rd Civil District of Davidson County, Tennessee, and being described according to a copy of a survey made thereof by Tommy E. Walker and Associates, dated November 1, 1988, as follows:

BEGINNING at a point in the West margin right-of-way line of Lebanon Pike, said point being 1,390.03 feet, more or less, from the intersecting line of the West margin of Lebanon Pike and the North right-of way line of Dispayne Drive; thence, North 62 deg. 10' 50" West, 406.49 feet to a point; thence, North 25 deg. 18' 15" East, 123.56 feet to a point; thence, South 62 deg. 34' 59" East, 405.97 feet to a point in the West margin of Lebanon Pike; thence, in a southerly direction with the West margin of Lebanon Pike, 126.43 feet to the point of BEGINNING, containing 1.165 acres, more or less.

TRACT II:

LAND lying and being in the 3rd Civil District of Davidson County, Tennessee, and being described according to a copy of a survey made thereof by Tommy E. Walker and Associates, dated November 1, 1988, as follows:

BEGINNING at a point in the West margin right-of-way line of Lebanon Pike, said point being 1,300.00 feet, more or less, from the intersecting line of the West margin of Lebanon Pike and the North right-of-way line of Dispayne Drive; thence, North 62 deg. 09' 54" West, 403.95 feet to a point; thence, North 25 deg. 18' 15" East, 90.00 feet to a point; thence, South 62 deg. 10' 50" East, 406.49 feet to a point in the West margin of Lebanon Pike; thence, in a southerly direction with the West margin of Lebanon Pike, 90.03 feet to the point of BEGINNING, containing 0.837 acres, more or less.

Being the same property conveyed to Jerry D. Jernigan, Unmarried, from Terry L. Coker, Unmarried, by deed of record in Instrument No. 20190815-0081657, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 3028 Lebanon Pike, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 19, 2026.

Affiant Signature

2/19/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 19, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028