Karen Johnson Davidson County
Batch# 1382899 DEEDQC
02/19/2026 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260219-0013379

PREPARED BY:

Robert J. Hazard, Esq.
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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, 2026

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

Send Tax Bills To:
Same

Map-Parcel Number:
095-12-0-088.00

QUITCLAIM DEED

Jerry Jernigan, a single man ("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 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 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:

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

EXHIBIT A

BEING a tract of land lying in Davidson County, Tennessee, and being partly shown on the Plan of Lakeland, as of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the easterly right-of-way line of McGavock Pike at a corner common with Charles E. Robinson, as of record in Instrument No. 20011121- 0127903, said Register's Office. Thence with the easterly right-of-way line of McGavock Pike, North 23 deg 32 min 04 sec East, 32.81 feet to an iron rod set;

Thence along a curve to the left with an arc length of 46.83 feet, the radius of which is 1215.43 feet, the central angle of which is 02 deg 12 min 27 sec, the chord of which is North 22 deg 25 min 50 sec East, 46.83 feet to an iron rod set at the intersection of the southerly right-of-way line of Lakeland Drive;
Thence with the southerly right-of-way line of Lakeland Drive along a curve to the right with an arc length of 32.21 feet, the radius of which is 25.00 feet, the central angle of which is 73 deg 49 min 19 sec, the chord of which is North 81 deg 19 min 20 sec East, 30.03 feet to an iron rod set;

Thence South 61 deg 46 min 00 sec East, 95.61 feet to an iron rod set;

Thence along a curve to the right with an arc length of 197.66 feet, the radius of which is 225.00 feet, the central angle of which is 50 deg 20 min 00 sec, the chord of which is South 36 deg 36 min 00 sec East, 191.36 feet to an existing concrete monument;

Thence South 11 deg 26 min 00 sec East, 35.10 feet to an existing concrete monument;

Thence along a curve to the left with an arc length of97.07 feet, the radius of which is 475.00 feet, the central angle of which is 11 deg 42 min 34 sec, the chord of which is South 17 deg 34 min 42 sec East, 96.91 feet to an existing concrete monument;

Thence South 21 deg 26 min 23 sec East, 15.32 feet to an existing concrete monument at a corner common with Juan Fonseca, as of record in Book 8437, Page 945, said Register's Office;

Thence leaving the Southerly right-of-way line of Lakeland Drive with the Northerly property line of Juan Fonseca, South 52 deg 35 min 49 sec West, 58.94 feet to an existing concrete monument;

Thence South 49 deg 30 min 00 sec West, 261.57 feet to an existing iron rod;

Thence with the easterly property line of Juan Fonseca, North 18 deg 17 min 24 sec West, 106.73 feet to an existing iron rod at a corner common with the easterly right-of way line of McGavock Pike;

Thence with the easterly right-of-way line of McGavock Pike and the easterly property line of said Charles E. Robinson, North 03 deg 22 min 24 sec West, 366.97 feet to the point of beginning, containing 104,541 square feet (2.40 acres more or less).

Being the same property conveyed to Jerry Jernigan, a single man, from Thomas W. Lawless, Appointed Receiver in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-1, by deed of record in Instrument No. 202511060088500, 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 2501 Lakeland Drive, 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