Karen Johnson Davidson County
Batch# 1382900 DEEDQC
02/19/2026 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260219-0013381

QUIT CLAIM DEED	State of Tennessee, County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $00.00 (Transfer to RLT) Affiant (GRANTEE or Grantee's Agent) SUBSCRIBED AND SWORN BEFORE ME on Feb 19, 2026. Notary Public (SEAL) My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

THIS INSTRUMENT WAS PREPARED BY JOHN C. LEGGETT,PC TN Bar No. 031856 P.O. Box 275, Calhoun, GA 30703 NO OPINION / NO TITLE SEARCH		
Mail to Grantees/Trustees Billy and/or Brittany Crutchfield @ PO Box 3431, Brentwood, TN 37027	Send tax bills to Grantees/Trustees Billy and/or Brittany Crutchfield @ PO Box 3431, Brentwood, TN 37027	Map/Parcel Nos listed With property descriptions

THIS INDENTURE, made on Feb. 19., 2026 between **BILL CRUTCHFIELD (aka Billy I. Crutchfield, Jr., aka Billy Isom Crutchfield, Jr.) and wife BRITTANY L. CRUTCHFIELD (aka Brittany Leah Crutchfield, aka Leah Crutchfield),** as parties of the first part, hereinafter called GRANTOR, and **BILLY ISOM CRUTCHFIELD, JR. and/or BRITTANY LEAH CRUTCHFIELD as TRUSTEES of THE SUNRISE TRUST DATED Feb. 19, 2026,** as party of the second part, hereinafter called TRUSTEE or GRANTEE (the words "Grantor" and "Grantee" and "Trustee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTORS, for LOVE AND AFFECTION AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said TRUSTEE and GRANTEE Grantors' interest in all that certain land situate in the Third Civil District of Davidson County, State of Tennessee, to wit:

PARCEL ONE: M/P 118 09 0 251 00

Lot 2-B on the Plan of Zone Lot Division of Lots 2, 3, 4, 5, & 7 of Granclift Subdivision as shown on a plat of survey of record in Plat Book 6250, page 305 amending Plat Book 6200, page 83, , in the Register's Office of Davidson County, Tennessee, which plat by reference is incorporated herein for a more complete description of the lands herein conveyed

And the improvements known as 1133 Clifton Lane, Nashville, TN 37204

Together with and subject to any and all easements, covenants and/or restrictions of record, said Davidson County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Kenneth J. Clary, Trustee, by Warranty Deed dated June 16, 2016, of record as Instrument No. 20160622-0063799 in the Register's Office of Davidson County, Tennessee.

PARCEL TWO: M/P 160 04 0 134 00

Lot No. 23 on the plan of Brentview Hills, Section 5, as shown on a plat of survey of record in Book 3842, page 260, in the Register's Office of Davidson County, Tennessee, and more particularly described as BEGINNING in the N margin of Brentview Hills Drive at the corner of Lots 22 and 23; thence N with the line of Lot 23 N74°47'08"E 149.79' to a monument; thence S with a curve having a radius of 640.39', 163.40' to a monument; thence SW around a curve 46.39' to a monument in the N margin of Brentview Hills Drive; thence W along said Drive 134.47' to the Beginning.

And the improvements thereon known as 530 Brentview Hills Drive, Nashville, TN 37220.

Subject to any and all easements, covenants and/or restrictions of record, said Davidson County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from Anna Anderson, et al, by Limited Warranty Deed dated November 29, 2016, of record as Instrument No. 20161130-0125631in the Register's Office of Davidson County, Tennessee.

PARCEL THREE: M/P 146 16 0 139.00

In the 6th Civil District of Davidson County, Tennessee, and being part of the lands of Geo. W. Hogan as shown on plan of record in Plan Book 1, page 80 in the Chancery Court of Nashville, and designated as Tract "A" on a survey made August 21, 1953 by W. W. Turner Company Engineers, described as follows: To find the Beginning Point: BEGIN at a concrete monument at the NE corner of Lot 38 on the Map of Brentwood Hall, Section III, of record in Book 2133, page 14, RODCT, in the S line of Landon Drive as shown on said plan; thence with the proposed extension of Landon Drive S84°20'E 82' and continuing E along a curve having a radius of 835' a distance of 315' to an iron pin, this being the POINT OF BEGINNING; thence along the S margin of Landon Drive, as proposed to be extended, as follows: N66°20'E 67'; NE along a curve having a radius of 325' a distance of 170' to a point; thence E along a curve 35' to a point on the S margin of Manley Drive, as proposed to be extended; thence along said Drive S62° E 95' and continuing with the same SE 60' to a point; thence leaving said Drive S23°35'W 119'; S15°33'E 129'; and S10°12'E 150' to the N margin of Rochelle Drive, as proposed to be located; thence with the margin of said Rochelle Drive, as proposed, S79°48'W 310' to a point; thence leaving said Drive N10°12"W 188.3' to a point; and N13°28'W 185.9' to the Point of Beginning, and containing 3.1 acres, more or less.

LESS AND EXCEPT:

Tract 1: Being the SE part of "Tract A" on the Map of Brentwood Hall Section 5, of record in Book 2133, page 127, RODCT, described as BEGINNING at a point in the N margin of Rochelle Drive at the SE corner of "Tract A" on said plan, said point also being the SW corner of Lot 129; thence with the N margin of Richelle Drive S79°48'W 150' to a point; thence N10°12'W 122.3' to a point; thence N69°8'E 151.5' to a point; thence S10°12'E 141.12' along the W line of Lot 129 to the Point of Beginning and containing .45 acre, more or less.

Tract 2: That portion of land conveyed to Michael Stapp by instrument of record as Instrument No. 20171109-0115641, RODCT, which instrument is incorporated herein for a more complete description of the lands herein excepted, and containing 0.04 acre, more or less.

And the improvements known as 407 Landon Drive, Nashville, TN 37220.

Subject to any and all easements, covenants and/or restrictions of record, said Davidson County Register's Office, and any amendments thereto, and/or any and all governmental zoning regulations which may pertain to the above-described property, including but not limited to those shown on referenced plat, said Davidson County Register's Office.

Being the same lands conveyed to Grantors from 407 Landon, LLC by Quitclaim Deed dated December 29, 2021, of record as Instrument No. 20220104-0001369 in the Register's Office of Davidson County, Tennessee.

THE GRANTEES/TRUSTEES HAVE AND RETAIN A PRESENT POSSESSORY INTEREST AND BENEFICIAL INTEREST IN THIS PROPERTY. THE TRUSTEES, individually and as Trustees, THE SURVIVING TRUSTEE, individually and as Trustee, AND SUCCESSOR TRUSTEES HAVE FULL RIGHTS TO CONVEY, SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTORS have signed and sealed this deed, the day and year first above written.

BILL CRUTCHFIELD, Grantor
(aka Billy I. Crutchfield, Jr.,
aka Billy Isom Crutchfield, Jr.)

BRITTANY L. CRUTCHFIELD, Grantor
(aka Brittany Leah Crutchfield,
aka Leah Crutchfield)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILL CRUTCHFIELD (aka Billy I. Crutchfield, Jr., aka Billy Isom Crutchfield, Jr.) and wife BRITTANY L. CRUTCHFIELD (aka Brittany Leah Crutchfield, aka Leah Crutchfield) 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 official seal at Nashville State of Tennessee, on Feb. 19, 2026, 2026.

NOTARY PUBLIC
My commission expires

SEAL

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 2, 2029

Tennessee Certification of Electronic Document

I, George E. Mudter, Jr., do 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 2-19-2026 (date of document).

Affiant Signature

Date: 2-19-2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed before me this 19 day of Feb, 20 26.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

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