Karen Johnson Davidson County
Batch # 1383887 DEEDQC
02/23/2026 08:13:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260223-0013896

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Joann B. Lockett Revocable Trust 921 Sunvalley Drive Madison, TN 37115	Same as New Owner	033 12 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOANN B. LOCKETT**, (the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE JOANN B. LOCKETT REVOCABLE TRUST, under trust agreement dated February 9, 2026, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 230, on the Map of Primrose Acres Subdivision, Section III, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 230 fronts 80 feet on the northerly side of Sunvalley Drive and runs back 301.2 feet on the west line and 272.5 feet on the east line to a dead line in the rear, measuring 95 feet thereon.
>
> Being the same property conveyed to Murray Lockett, Jr., and wife, Joann B. Lockett, by Warranty Deed from Wright and Sadler, Inc., a Tennessee corporation, dated November 1, 1960, of record in Book 3158 Page 103, Register's Office for Davidson County, Tennessee. Murray Lockett, Jr. is deceased as of June 10, 2025.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 9th day of February, 2026.

Affiant

Notary Public

My Commission Expires: COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029

This is improved property known as 921 Sunvalley Drive, Madison, TN 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 9th day of February, 2026.

JOANN B. LOCKETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOANN B. LOCKETT**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of February, 2026.

Notary Public

My Commission Expires: COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029