NEW OWNER:
CHRIS SEGROVES, CO-TRUSTEE
1588 Lone Oak Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1385254 DEEDQC
02/25/2026 02:10:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260225-0015053

Map & Parcel No.: 16400003400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **CHRISTOPHER GLENN SEGROVES, a married man,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **CHRISTOPHER G. SEGROVES and KRISTALYN K. SEGROVES, CO-TRUSTEES OF THE 2022 CHRISTOPHER G. SEGROVES (REAL ESTATE 1) IRREVOCABLE TRUST AGREEMENT, dated June 17, 2022,** their successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of a tract or parcel of land, containing 3.621 acres, more or less, Subdivision of Tracts 1 & 2, Darrell Read Property, of record in Plat Book 8250, Page 760, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DOUGLAS GLENN SEGROVES and CHRISTOPHER GLENN SEGROVES, as tenants in common, by Warranty Deed from Darrell Read and wife, Becky Read, dated September 11, 2013, and of record in Instrument No. 20130912-0096524, Register's Office for Davidson County, Tennessee. Christopher Glenn Segroves is one and the same person as Christopher G. Segroves.

This is **IMPROVED** property known as: **3525 MURFREESBORO PIKE, ANTIOCH, TN 37013**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 23 day of February, 2026.

CHRISTOPHER GLENN SEGROVES

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTOPHER GLENN SEGROVES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of February, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2026

****

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

Meredith Bayse
AFFIANT

Sworn to and subscribed to before me this the 23 day of February, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2026