Karen Johnson Davidson County
Batch# 1385915 DEEDQC
02/25/2026 04:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0015145

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

STEVEN G. WATERS, ESQ.
30 BURTON HILLS BLVD., STE 200
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE; THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
The James A. Waters Revocable Living Trust	The James A. Waters Revocable Living Trust	Map/Parcel
(NAME)	(NAME)	
2205 Lebanon Road	2205 Lebanon Road	09502013700 09506000601 09506000602
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James A. Waters, unmarried, by these presents, does hereby quitclaim and convey unto The James A. Waters Revocable Living Trust u/a/d February 12, 2026, its successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in the State of Tennessee, County of Davidson, being more particularly described as follows, to-wit:

TRACT NO. 1: Being Lot No. 16 on a Plan of a Re-subdivision of Lots 16, 17, & 18, Craigmeade Subdivision as of record in Book 3106, Page 82, and:

TRACT NO. 2: Being a tract marked "Reserved" at the rear of said Lot No. 16, as set above in Tract No. 1, and;

TRACT NO. 3: Being a certain tract marked "Parcel B Reserved" on the Plan of Craigmeade Subdivision, Section 1, of record in Book 2900, Page 121;

ALL OF RECORD in the Register's Office for Davidson County, Tennessee, in the above stated book and page numbers to which reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Waters et ux Betty Waters by deed from James D. Farmer et ux Frances H. Farmer, of record in Book 5609, Page 354, Register's Office for Sumner County, Tennessee. The said Betty Waters having since died leaving the said James A. Waters as the surviving tenant by the entirety.

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

This is improved property known as 2205 Lebanon Road, Nashville, TN 37214.

WITNESS my hand this 25th day of February, 2026.

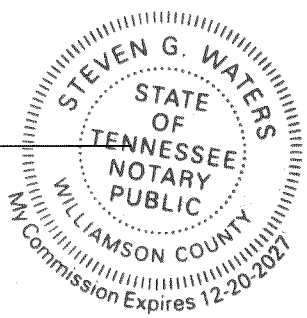
James A. Waters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, James A. Waters, the bargainor, 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 this 25th day of February, 2026.

Notary Public



My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 2-25, 2026.

Affiant
Date: February 25, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of February 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.