THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Charles & Tina Luckado, Trustees 5032 Megan Drive Hermitage, TN 37076	Tax Department, Truist - 0011883 P.O. Box 92370 Rochester, NY 14692	098 13 0D 016.00

Karen Johnson Davidson County
Batch # 1386859 DEEDQC
03/02/2026 08:18:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260302-0015858

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Charles Dale Luckado** and **Tina Michelle Houser Luckado**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Charles Dale Luckado and Tina Michelle Houser Luckado, Trustees of The Luckado Revocable Living Trust**, dated February 26, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 16 on the Plan of Windsong Subdivision, as of record in Instrument No. 200011220115313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles D. Luckado, and wife, Tina M. Luckado, from Roman Bryan White, by Warranty Deed of record in Instrument No. 20121127-0108536 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5032 Megan Drive, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 26 day of February, 2026.

Charles D. Luckado

Charles Dale Luckado, Grantor

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 **Charles Dale Luckado**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of February, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 26th day of February, 2026.

Michelle H Luckado

Tina Michelle Houser Luckado, Grantor

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 **Tina Michelle Houser Luckado**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of February, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON