Karen Johnson Davidson County
Batch# 1388146 DEEDQC
03/04/2026 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260304-0017385

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

David Van Young

TO:

David Van Young, Trustee of the David Van Young Revocable Trust dated March 4, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 4th day of March, 2026, by **David Van Young, an unmarried man** ("Grantor"), to **David Van Young, Trustee of the David Van Young Revocable Trust dated March 4, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEGINNING at an iron pin set in the easterly margin of Frontage Road, a corner to E. W. Kresse, and being the most southwest corner of this tract; thence, with the margin of said road for the next four calls as follows: N 1 deg. 54 min. 51 sec. E 213.61 feet to a concrete monument; thence, N 7 deg. 21 min. 07 sec. E 105.52 feet to a point; thence with a curve to the left having a central angle of 35 deg. 00 min. a radius of 812.62 feet, and an arc length of 503.50 feet to a point; thence N 31 deg. 11 min. 56 sec. W 83.88 feet to an iron pin set in the margin of said road, corner to Glenn Mowery; thence, leaving said road and with the line of said Mowery, N 81 deg. 02 min. 47 sec. E 407.18 feet to an existing iron pipe, corner to said Mowery; thence, S 5 deg. 34 min. 38 sec. E 887.79 feet to a large Cedar tree, corner to said Kresse; thence, with the line of said Kreese, S 81 deg. 55 min. 17 sec. W 332.58 feet to the beginning, containing 6.277 acres, more or less.
>
> BEING the same property conveyed to David Van Young by Quitclaim Deed from Candace Young/Candice Young (being one and the same), dated August 31, 1998, and recorded on November 5, 1998, in Book 11191, Page 362, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **0 Westcap Road, Whites Creek, TN 37189**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

David Van Young
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Van Young**, named within, 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 the 4th day of March, 2026.

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 12/19/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
David Van Young, Trustee 2241 Pleasant View Road Pleasant View, TN 37146	Same/Owner	0 Westcap Road Whites Creek, TN 37189 031-00-0-094.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 3-4-26.

Affiant Signature

3-4-26
Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 4th day of March, 2026.

Notary's Signature

My Commission Expires: 12/19/28

