Karen Johnson Davidson County
Batch # 1388951 DEEDQC
03/05/2026 09:38:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260305-0017622

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Toni Marie Wright, Trustee Toni Marie Wright Living Trust dtd 3/3/2026 818 Old Lebanon Dirt Rd Hermitage, TN 37076	Same	087 – 00 – 0 – 007.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Tonie Marie Wright, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **Tonie Marie Wright, as Trustee of the Toni Marie Wright Living Trust dtd 3/3/2026 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being known as a part of Lot No. 4 on the unrecorded Map of the Moses T. Brooks Lands, and described according to a copy of a survey thereof made by Ralph W. C. Lambert, Surveyor, dated 30 October, 1954, as follows:

Beginning at an iron pin spike in the center line of Old Lebanon Dirt Road, being a corner of the lands of C. Jackson; thence with the center of said road North 28 deg. 25' East 316.5 feet to a spike; thence North 49 deg. 40' East 186 feet to a spike; thence leaving said road and running South 4 deg. 30' East 746 feet to an iron pin, which is 437.5 feet West of a spike set in the center line of New Hope Road; thence West 205 feet to an iron pin in said Jackson's line; thence with Jackson's line North 17 deg. 20' west 380 feet to the point of beginning, containing 3.8 acres, more or less.

Being Tract No. I as shown on deed from Daisy Wright to W.A. Wright, Jr. of record in Deed Book 5742, page 105, RODC, said property having been acquired by the said Daisy Wright by deed of record in Book 5644, page 741, RODC.

Being the same property conveyed to Thomas Barry Wright and wife, Tonie Marie Wright, from Daisy Wright to W.A. Wright, Jr., husband and wife by Deed recorded March 4, 1986, of record at Book 6795, Pages 546-548, as Current Reference No. 00006795-0000546 in the Register's Office for Davidson County, Tennessee.

Thomas Barry Wright departed this life on 4.9.2012, leaving Tonie Marie Wright as the sole owner of the property described herein.

This is improved property known as ***818 Old Lebanon Dirt Rd, Hermitage, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **3RD** day of **MARCH**, **2026**.

Tonie Marie Wright, Grantor

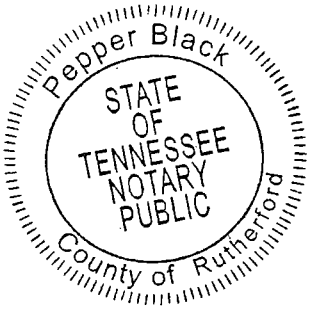
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Tonie Marie Wright**, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **3RD** day of **MARCH**, **2026**.

Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Tonie Marie Wright, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **3RD** day of **MARCH**, **2026**.

Notary Public

My Commission Expires: 8/15/2026

