This Instrument prepared by:
Darleen Loch
Legacy Legal Services
410 S. University Ave.
Provo, UT 84601

Karen Johnson Davidson County
Batch # 1389059 DEEDQC
03/05/2026 01:15:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260305-0017789

QUITCLAIM DEED

Note: Legal description taken from most recent prior deed; no independent title search performed.

THIS QUITCLAIM DEED, Executed this 4th day of March, 2026, by the Grantors,
Jeffery S. Ball, Sr. and wife, Diann J. Ball
4590 Dry Fork Rd, Whites Creek, TN, 37189
of Davidson County

to the Grantees,
DIANN J. BALL and JEFFERY S. BALL, SR., Co-Trustees, or their successors in Trust, under The Diann and Jeffery Ball Revocable Living Trust dated March 4th 2026, and any amendments thereto.
4590 Dry Fork Rd, Whites Creek, TN, 37189

WITNESSETH, That the said Grantors, for $10.00 (Ten dollars) the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

See attached EXHIBIT A

Commonly known as: 4590 Dry Fork Rd, Whites Creek, TN, 37189
Parcel Identification: 039-00-0-026.00

Source of title: Being that same Warranty Deed recorded as Document No. 20030709-0094426 on 07/09/03, in the records of the Clerk of the Courts of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Diann J. Ball
Grantor

Jeffery S. Ball, Sr.
Grantor

STATE OF TENNESSEE }
COUNTY OF Sumner }

On this 4th day of March, 2026, before me, Jake Butler, personally appeared Diann J. Ball and Jeffery S. Ball, Sr., who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

JACOB BUTLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/24/2028
COUNTY OF SUMNER

EXHIBIT A

Land in the 14th Civil District, beginning at a point in the West margin of highway R-O-W, 75 feet from the centerline of highway and an iron pin and corner common to the Southeast corner, this tract, and the Northeast corner of Denton Chapel Church Property. (1) Thence south 21 deg. 49 min. West 186.00 feet along line common to Church Property to the centerline of Dry Fork Road and common to the Northwest corner of Church Property; (2) Thence North 67 deg. 09 min. West 73.30 feet along centerline of Dry Fork Road and line common to Tract No. 1; (3) thence North 54 deg. 00 min. West 222.70 feet along centerline to road to a spike; (4) thence North 83 deg. 50 min. West 146.70 feet along road and line common to Tract No. 1 to a spike and the Northeast corner of Tract No. 1 and common to R.E. Graves' property; (5) thence North 81 deg. 04 min. West 121.18 feet along centerline of road to a spike; thence North 74 deg. 17 min. West 299.40 feet along road to a spike; (6) thence North 60 deg. 16 min. (7) West 141.00 feet along road to a spike; (8) thence North 41 deg. 42 min West 173.20 feet along road to a spike; (9) thence leaving road North 15 deg. 58 min. West 133.70 feet to an iron pin; (10) thence North 18 deg. 20 min. West 113.90 feet to an iron pin; (11) thence North 13 deg. 36 min. West 299.30 feet to an iron pin; (12) thence North 18 deg. 04 min. West 328.00 feet to an iron pin; (13)thence North 25 deg. 36 min. West 108.80 feet to an iron pin; (14) thence North 31 deg. 00 min. West 384.00 feet to an iron pin; (15) thence north 11 deg. 12 min. West 143.00 feet (16) thence North 00 deg. 51 min. East 150.00 feet to a point in the West margin of Clarksville Highway R-O-W; (17) thence South 39 deg. 00 min. East 750.10 feet along R-O-W to a point; (18) thence South 51 deg. 00 min. West 50.00 feet to a point; (19) thence South 45 deg. 00 min. East 541.20 feet along said R-O-W to a point; (20) thence South 44 deg. 00 min. East 298.00 feet along R-O-W to a point; (21) thence South 42 deg. 26 min. East 365.20 feet along R-O-W to a point (22) thence North 47 deg. 34 min. East 25.00 feet to a point; (23) thence South 42 deg. 26 min. East 500.00 feet along R-O-W to the point of beginning.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Sr., dated July, 1969, as follows:

Beginning at a point in the westerly margin of the Clarksville Highway R-O-W 75 feet from the centerline of said highway and an iron pin and the common Southeast corner of this tract and the Northeast corner of the Denton Chapel Church property; thence South 21 deg. 49 min. West a distance of 186.00 feet along the westerly line of said Church property to the centerline of Dry Fork Road; thence North 67 deg. 09 min. West along the centerline of Dry Fork Road a distance of 73.30 feet to a point; thence North 54 deg. 01 min. West along the centerline of said road a distance of 222.70 feet to a spike; thence North 83 deg. 50 min. West along said road a distance of 146.70 feet to a spike; thence North 81 deg. 04 min. West along the centerline of said road a distance of 121.18 feet to a spike; thence North 74 deg. 17 min. West along said road a distance of 299.40 feet to a spike; thence in a northeasterly direction a distance of 300 feet to a point in the westerly margin of Clarksville Highway R-O-W; thence South 42 deg. 26 min. East along the westerly margin of the said Clarksville Highway R-O-W a distance of 365.20 feet to a point; thence North 46 deg. 34 min. East a distance of 25.00 feet to a point; and thence South 42 deg. 26 min. East continuing along the westerly margin of said Clarksville Highway R-O-W a distance of 300.00 feet to the point of beginning.

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Diann J. Ball

Diann J. Ball and, Affiant 1

Jeffery S. Ball, Sr.

Jeffery S. Ball, Sr., Affiant 2

STATE OF TENNESSEE }
COUNTY OF Sumner }

Subscribed and sworn before me this the 4th day of March, 2026.

Notary Public
My commission expires: 05/24/2028

JACOB BUTLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/24/2028
COUNTY OF SUMNER

The following information is not a part of this Deed

Property Address:
4590 Dry Fork Rd, Whites Creek, TN, 37189

Owner's Name and Address:
Diann J. Ball and Jeffery S. Ball, Sr.
4590 Dry Fork Rd.
Whites Creek, TN, 37189

Parcel Number: 039-00-0-026.00

Mail Tax Bills to:
Diann J. Ball and Jeffery S. Ball, Sr.
4590 Dry Fork Rd.
Whites Creek, TN, 37189