PROPERTY TAX INFORMATION:

OWNER: DME Revocable Trust
c/o Donna Marie England, Trustee
4094 Twin Oaks Lane
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

ASHLEY D. STEARNS, Attorney
Trail, Coleman & Stearns, PLLC
107 North Maple Street
Murfreesboro, TN 37130

From Information Furnished by the Parties.

Karen Johnson
Batch # 1390519
03/09/2026 03:59:27 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260309-0018714

SEND TAX BILLS TO: Same

Map-Parcel #: 183-156

Exempt from transfer tax by T.C.A. Section 67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

DONNA MARIE ENGLAND has bargained and sold and does hereby convey, remise, release and forever quitclaim unto Donna Marie England, Trustee of DME Revocable Trust dated January 8, 2026, all of the rights, title and interests in and to that certain tract or parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land lying in the 5th Civil District, Davidson County, Tennessee, being part of the same property the Howard T. Lewis, ET UX, property of record in Deed Book 5048, Page 342, Register's Office for Davidson County, Tennessee, and also being tract 14 on an unrecorded survey of a portion of the Burkett Estate Farm as prepared by A & A Engineers, dated May 18, 1976, and being further described according to a survey of Sander Surveying Lic. No. 1584 dated April 12, 1993 and described as follows:

TRACT II:
Beginning at an old iron pin in the westerly margin of Twin Oaks Lane, said pin being the northerly line of the aforementioned tract 14, and being S 83 degree 41' 13" E, 2,153.52 feet from the northwest corner of said Tract 14;

Thence, leaving the margin of Twin Oaks Lane, and with the southerly line of the aid tract 14, N 83 degree 41' 01" W 872.56 feet, to a new iron pin in the easterly margin of New Burkett Road;

Thence, with the easterly margin of New Burkett Road, W 17 degree 42' 26" E - 203.72 feet, to a new iron pin in the northerly line of the said tract 14;

Thence leaving the margin of New Burkett Road, and with the northerly line of the said tract 24, S 83 degree 41' 13" E-822.37 feet, to the point of beginning. Containing 3.885 acres. See Twin Oaks Lane 2 Lot Plat appearing of record at Plat-LG number 20090821-0078952, which shows Area: 175, 761 Square feet ± or 4.03 acres.

BEING the same property conveyed to Kenneth W. England and wife Donna M. England, by Warranty Deed from Paul G. Middleton Jr. and wife Tonya A. Middleton of record in Book 11581, page 925, and also Book 6050, page 534 both in the Register's Office of Davidson County, Tennessee. The said Kenneth W. England having died on May 5, 2025, leaving Donna M. England as the surviving tenant by the entirety.

This is property known as: 4094 Twin Oaks Lane, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This transfer is by Quitclaim and makes no warranties about the title.

WITNESS MY HAND this the 26th day of February, 2026.

Donna M. England
DONNA M. ENGLAND

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, a Notary Public in and for said County and State, the within named DONNA M. ENGLAND, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee this the 26th day of February, 2026.

JACQUELINE K WISER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jacqueline K. Wiser
NOTARY PUBLIC
My Commission Expires: 06/17/2028

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Donna M. England
AFFIANT

Sworn and subscribed before me, on this 26th day of February, 2026.

JACQUELINE K WISER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jacqueline K. Wiser
NOTARY PUBLIC
My Commission Expires: 06/17/2028