Karen Johnson Davidson County
Batch# 1390582 DEEDQC
03/10/2026 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260310-0018791

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9th day of March, 2026.<br><br>Notary Public<br>My Commission Expires: |

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Donald Chapman Farrar and<br>Margaret Martin Street, Trustees<br>5096 Bull Run Road<br>Ashland City, TN 37015 | SAME | 057 00 0 004.00 |

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2026

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald Chapman Farrar and wife, Margaret Martin Street**, 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 all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Donald Chapman Farrar and Margaret Martin Street, Trustees of the Donald Farrar & Margaret Street Living Trust, established by the Revocable Trust Agreement of Donald Chapman Farrar and Margaret Martin Street dated March 9, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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** our hands this 9th day of March, 2026.

**Donald Chapman Farrar**

**Margaret Martin Street**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Chapman Farrar and Margaret Martin Street, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2026.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

## EXHIBIT A

## Legal Description

LAND in Davidson County, Tennessee, being situated in the 13th Civil District of said County, described according to copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 2, 1954, as follows:

BEGINNING at a railroad spike in the center of Bull Run Road, said spike being 145 feet north of the southwest corner of the property conveyed to Sadie Gallaher and husband, Rufus Gallaher, Jr., by deed from C. A. Roberts and wife, of record in Book 2333, Page 166, Register's Office for said County; thence north 34 deg. 45' west 145 feet to a railroad spike in the center of Bull Run Road; thence north 54 deg. 45' east 800 feet to an iron pin; thence south 81 deg. east 150 feet to an iron pin; thence south 54 deg. 58' west 918 feet to the point of beginning.

Being the same property conveyed to Margaret M. Street and spouse, Donald C. Farrar, by deed from John T. Griggs and spouse, Joe Ann Griggs, of record in Book 10490, Page 739, Register's Office for Davidson County, Tennessee.

Donald Chapman Farrar and Donald C. Farrar are one and the same person.

Margaret Martin Street and Margaret M. Street are one and the same person.

This is improved property known as 5096 Bull Run Road, Ashland City, TN 37015.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 9, 2026.

03/09/2026
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 9th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

