Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 1391557 DEEDQC
03/11/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260311-0019473

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Mary Elaine Anderson, Trustee Austin T. Womack Trust 925 Bresslyn Rd Nashville, TN 37205	New Owner	090 16 0 252.00

FOR AND IN CONSIDERATION of Five Hundred Twenty-Five Thousand and 00/100 dollars ($525,000.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mary Elaine Anderson Trustee, Amy M. Batey Supplemental Needs Trust U/A dated August 10, 2010** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Mary Elaine Anderson Trustee, Austin T. Womack Trust U/A dated August 10, 2010** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING Lot No. 528 on the plan of Charlotte Park Subdivision Section VIII as of record in Book 2900, Page 46, Register's Office of Davidson County, Tennessee.

Said Lot No. 528 fronts 70.3 feet on the northwesterly side of Thunderbird Drive and extends back 139.3 feet, on the northeasterly line and 148.9 feet on the southwesterly line to a line in the rear on which it measures 71.0 feet.

Being the same property conveyed to **Mary Elaine Anderson Trustee, Amy M. Batey Supplemental Needs Trust U/A dated August 10, 2010**, by Quitclaim Deed dated January 8, 2026, from **Mary Elaine Anderson, Trustee, Marion Reese Womack Revocable Trust dated August 10, 2010**, recorded in Instrument No. 20260108-0001861, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **6426 Thunderbird Drive, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affixes her signature on this the 20th day of February 2026.

Mary Elaine Anderson, Trustee

Mary Elaine Anderson, Trustee
Amy M. Batey Supplemental Needs Trust
U/A dated August 10, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary Elaine Anderson, Trustee, Amy M. Batey Supplemental Needs Trust U/A dated August 10, 2010**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of February 2026.

Notary Public

My Commission Expires:
12/10/2029

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp Dec. 10. 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Five Hundred Twenty-Five Thousand and 00/100 dollars ($525,000.00).

Mary Elaine Anderson, Trustee
Affiant

Sworn to and subscribed to before me, this the 20th day of February 2026.

Notary Public

My Commission Expires:
12/10/2029

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp Dec 10, 2029
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Alex S. Fasching, 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 February 20, 2026.

Affiant Signature

February 23, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of February 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

