NEW OWNER:

William Todd Anderson and Vicki Renee Anderson, Trustees
117 Pineywood Acres Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:

NEW OWNER

Map and Parcel:
063 00 0 124.00 & 063 00 0 114.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
104 ½ Public Square
Lebanon TN, 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson Davidson County
Batch# 1393139 DEEDQC
03/16/2026 09:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260316-0020524

QUITCLAIM DEED

WHEREAS, **William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust, established by the Revocable Trust Agreement of William Todd Anderson and Vicki Renee Anderson dated January 9, 2025,** have heretofore purchased certain parcels or tracts of real property which is more particularly described in the attached **Exhibit A**; and

WHEREAS, the Grantors desire to combine two parcels of land into one parcel; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and for the sole purpose of combining the two parcels together, **William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust, established by the Revocable Trust Agreement of William Todd Anderson and Vicki Renee Anderson dated January 9, 2025,** do hereby convey and quitclaim unto **Todd A. Tressler II**, his successors and assigns, all our right, title and interest in and to the following tracts or parcels of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to-wit: **SEE ATTACHED EXHIBIT A**

And now, I, **Todd A. Tressler II**, for the express purpose of carrying out the intent of this conveyance as set forth above, do hereby quitclaim all my right, title and interest in the above-described tracts or parcels of land to **William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust, established by the Revocable Trust Agreement of William Todd Anderson and Vicki Renee Anderson dated January 9, 2025**, their heirs, successors, and assigns.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 6th day of March, 2026.

William & Vicki Anderson Living Trust:

By: **William Todd Anderson**
Its: Co-Trustee

By: **Vicki Renee Anderson**
Its: Co-Trustee

Todd A. Tressler, II

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged, under oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee this 6th day of March 2026.

NOTARY PUBLIC

My Commission Expires: 4/24/26

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COU My Commission Expir

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Todd A. Tressler, II** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged, under oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee this 6th day of March 2026.

NOTARY PUBLIC

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

My Commission Expires: 4/26/26

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this 6th day of March, 2026.

NOTARY PUBLIC

My commission expires: 4/26/26

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, more particularly described as follows:

Lot 12 on the Plan of Cumberland River Estates, of record in Book 4175, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust, established by the Revocable Trust Agreement of William Todd Anderson and Vicki Renee Anderson dated January 9, 2025 by deed from William Todd Anderson and wife, Vicki Renee Anderson, of record as Instrument No. 20250121-0004444 , Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, more particularly described as follows: A certain tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated February 2, 1969, made by Robert L. Sylar, Surveyor, Tenn. Certificate No. 6121, also known as Lot No. 13 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, Register's Office for Davidson County, Tennessee, as follows: Beginning on the easterly margin of Hudson Road at the northwest corner of the property conveyed to Jesse D. Lewis and wife, of record in Book 2796, page 69, Register's Office for Davidson County, Tennessee; thence N. 78° 29' E. along the northern boundary line of the Lewis property 597.18 feet to a point; thence N. 4° 50' E. 340.11 feet to a point being the southerly side of a proposed road; thence N. 85° 10' W. 568 feet to a point; thence with a curve to the left having a central angle of 30° 41' and a radius of 430.62 feet, 230.53 feet to a point; thence S. 64° 09' W. 19.08 feet to a point; thence with a curve to the left having a central angle of 90° and a radius of 25 feet, 39.27 feet to a point in the easterly margin of Hudson Road, S. 25° 51' E. 469.87 feet to a point of beginning, and containing 7 acres, more or less.

Being the same property conveyed to William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust, established by the Revocable Trust Agreement of William Todd Anderson and Vicki Renee Anderson dated January 9, 2025 by deed from William Todd Anderson and wife, Vicki Renee Anderson, of record as Instrument No. 20250121-0004445 , Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Turner Evans, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on _March 6, 2026 __.

Affiant Signature

March 6, 2026

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 6th day of March, 2026.

Notary Signature

My Commission Expires: 4/26/29

NOTARY'S SEAL

Leah Lankford
STATE OF TENNESSEE NOTARY PUBLIC
Smith COUNTY