Karen Johnson Davidson County
Batch# 1395540 DEEDQC
03/20/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20260320-0022505

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **TAX MAP/PARCEL** |
|---|---|---|
| Sandra P. Everhart, et. al. | Same as new owner | Map 052-090 |
| 2975 Morgan Road | | Parcel 008.02 |
| Joelton, TN 37080 | | |

# QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for a good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, Rosen J. [Jim] Ellison, Jr. James R. Ellison, Bradley S. Ellison and Kasey P. Everhart, Grantors, quitclaim and convey to Anthony Wayne Everhart and Sandra Pauline Everhart, Trustees of the Everhart Revised Living Trust u/a/d/ 6/12/2024, Grantees, all of Grantors' right, title and interest in and to the following described property:

> Land in Davidson County, Tennessee, being a part of Lot No. 17 on the map of Montague Subdivision, of record in Book 421, page 129, Regsiter's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Said Lot fronts 56 feet on the southerly margin of Fernbank Avenue and extends back in parallel lines 208.8 feet to a dead line measuring 56 feet thereon.
>
> Together with an easement for ingress and egress and maintenance as of record in Book 7577, Page 883, said Register's Office.

Being the same property conveyed by Quitclaim Deed in Liquidation of Trust from Sandra Pauline Everhart, Successor Trustee of the Jeanette E. Knight Revocable Living Trust u/a/d 6/20/05, placed of record next preceding this deed as Instrument ____202603200022504____ said Register's Office, in the following proportions:

| | |
|---|---|
| Rosen J. [Jim] Ellison, Jr. | 1/3 |
| Sandra Pauline Everhart | 1/3 |
| James R. Ellison | 1/9 |
| Bradley S. Ellison | 1/9 |
| Kasey P. Everhart | 1/9 |

The property conveyed hereby is **improved property located at 1119 Fernbank Dr., Madison, Davidson County, Tennessee.**

This is a quitclaim, and the property is conveyed subject to all limitations, easements, and encumbrances of record.

Witness the signature of the Grantors on the dates indicated with their signatures:

Kasey P. Everhart

Rosen J. Ellison, Jr.

James R. Ellison

Bradley S. Ellison

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named Kasey P. Everhart, Rosen J. Ellison, Jr., James R. Ellison, and Bradley S. Ellison, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 3/17/2026

7/16/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This consideration or value for this transfer, whichever is greater, is $ 180,000.00.

Sandra Pauline Everhart
Affiant

Sworn to and subscribed before me this date: 3/17/2026

7/16/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 17TH day of MARCH 2026

Date: 3-19-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 19TH day of MARCH 2026

Theresa C. Richardson

My commission expires 05/08/2028.

