****This Quitclaim Deed was prepared from information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1397419 DEEDQC
03/25/2026 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260325-0023747

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2026.

GREG TEMPLETON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/07/2029
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/7/29

ADDRESS OF NEW OWNER:
Mary Beth Armstrong
1018 Tidmarsh Street
Nolensville, TN 37135

SEND TAX BILLS TO:
SAME

Map/Parcel:
187050B01300CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Martha Jack Templeton, an unmarried woman**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Mary Beth Armstrong, an unmarried woman**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 23rd day of March, 2026.

GRANTOR:

Leslie Templeton

Martha Jack Templeton, by Leslie Templeton, as her attorney-in-fact

Beth Armstrong

Martha Jack Templeton, by Beth Armstrong, as her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Leslie Templeton** with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact for **Martha Jack Templeton**, pursuant to that certain Durable Power of Attorney of record in 202603250023746, and that he/she are authorized by Martha Jack Templeton to execute this instrument on his/her behalf.

Witness my hand at office, this 23rd day of March, 2026.

My Commission Expires: 10/7/2029

Notary Public

GREG TEMPLETON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/07/2029
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Beth Armstrong** with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact for **Martha Jack Templeton**, pursuant to that certain Durable Power of Attorney of record in 202603250023746, and that he/she are authorized by Martha Jack Templeton to execute this instrument on his/her behalf.

Witness my hand at office, this 23rd day of March, 2026.

My Commission Expires: 10/7/2029

Notary Public

GREG TEMPLETON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/07/2029
WILLIAMSON COUNTY

Exhibit "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13, on the plan of Revision One, Gene Smith Property, as shown on plat of record in Instrument No. 20170731-0077366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Beth Armstrong, an unmarried woman, and Martha Jack Templeton, an unmarried woman, tenants in common with right of survivorship, by Warranty Deed from David L. Whitehouse and Anne Marie Whitehouse, husband and wife, dated November 25, 2019, and recorded November 27, 2019, of record in Instrument No. 20191127-0122613, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 25th day of March, 2026.

K. Thomas Sidwell
Date: 3-25-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 25th day of March, 2026

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY