QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1397827 DEEDQC
03/26/2026 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260326-0024265

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

SARAH GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Carter Wiseman and Ashton Gassaway, husband and wife,	James Carter Wiseman and Ashton Gassaway, husband and wife,	9 235.00
(NAME)	(NAME)	
4810 Whites Creek Pike	4810 Whites Creek Pike	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251895

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Clayton Gassaway and Kellye Lynn Gassaway, husband and wife, and James Carter Wiseman and Ashton Gassaway (b/s/p/a Ashton Wiseman), husband and wife**, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **James Carter Wiseman and Ashton Gassaway, husband and wife**, hereinafter called the **GRANTEES**, their survivor and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Property located on the West side of Wilkinson Road in the 1st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated November 2, 2005 and known as Job No. 03-0166, as follows:

BEGINNING at a PK nail set in the centerline of Wilkinson Road at the Northeast corner of the herein described tract, said point being located approximately 100 feet South of the Southeast corner of the John Wilson Kinser et ux property of record in Book 5079, page 173, Register's Office for Davidson County, Tennessee; thence from said point of beginning with the centerline of Wilkinson Road, South 19° 05' 08" West, 34.36 feet to a PK nail set; thence South 10° 22' 32" West 133.66 feet to a PK nail set; thence leaving Wilkinson Road, South 89° 27' 32" West 1094.15 feet to an iron pin set; thence South 79° 03' 36" West, 411.79 feet to an iron pin set; thence North 18° 37' 08" East 428.41 feet to an iron pin set; thence South 75° 19' 17" East, 471.75 feet to an iron pin set; thence North 86° 02' 15" East, 471.78 feet to an iron pin set; thence South 81° 55' 55" East 474.65 feet to the point of beginning, containing 8.00 acres, more or less.

AND BEING the same property conveyed to James Carter Wiseman and Ashton Wiseman, husband and wife, by Quitclaim deed from Charles Clayton Gassaway and Kellye Lynn Gassaway, husband and wife, dated March 20, 2026 and filed of record in Instrument 202603200022494, Register's Office for Davidson County, Tennessee

Ashton Gassaway erroneously referred to as Ashton Wiseman, Ashton Gassaway being one and the same as Ashton Wiseman

Unimproved ☒

This is improved ☐ property, known as 7635 Wilkinson Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 24 day of March, 2026

Charles Clayton Gassaway

Kellye Lynn Gassaway

James Carter Wiseman

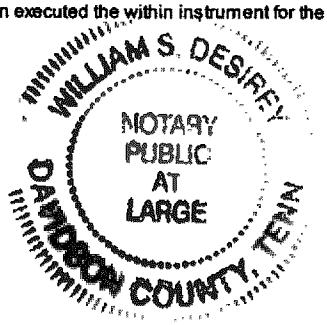
Ashton Gassaway

STATE OF TENNESSEE)
County OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Clayton Gassaway and Kellye Lynn Gassaway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this 24 day of March, 2026.

Notary Public
My Commission Expires: 07.07.2027

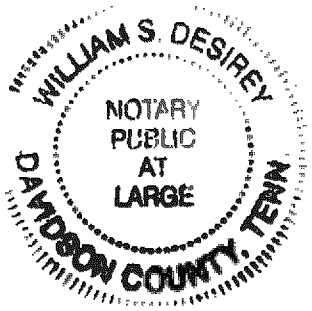


STATE OF TENNESSEE)
County OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Carter Wiseman and Ashton Gassaway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of March, 2026.

Notary Public
My Commission Expires: 07.07.2027



Certificate of Authenticity

I, Jennifer Duke, 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 3-25-26.

Date

Jennifer Duke

Affiant Signature

3-25-26

Date

State of Tennessee

County of Sumner

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

Ronda L Bernig

Notary's Signature

My Commission Expires: 5/19/2027

Date

Notary's Seal (If on Paper)

RONDA L BERNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. MAY 19, 2027