Karen Johnson Davidson County
Batch# 1398537 DEEDQC
03/27/2026 11:17:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260327-0024442

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Nathan Massey, Jr. and Deborah Odom Massey, Co-Trustees 5461 Wilderness Trail Whites Creek, TN 37189	William Nathan Massey, Jr. and Deborah Odom Massey, Co-Trustees 5461 Wilderness Trail Whites Creek, TN 37189	022 00 0 208.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM N. MASSEY, JR. and DEBORAH O. MASSEY (the "Grantor"), hereby quitclaim and convey to WILLIAM NATHAN MASSEY, JR. and DEBORAH ODOM MASSEY, CO-TRUSTEES OF THE MASSEY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5 day of March, 2026.

WILLIAM N. MASSEY, JR.

DEBORAH O. MASSEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William N. Massey, Jr. and Deborah O. Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5 day of March, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 5 day of March, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-2028

EXHIBIT A

TRACT I:

LAND in the 3rd Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a boundary survey by Michael R. Williams, Tennessee RLS #1906, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN37027, dated 12-30-2020 and designated Project No. W207461, as follows:

BEGINNING AT AN IRON PIN NEW, SAID PIN BEING LOCATED IN THE NORTH LINE OF THE JOHN B. STARK PROPERTY AS OF RECORD IN BOOK 10610, PAGE 669, R.O.D.C., TN. AND BEING A CORNER COMMON WITH THE JOHN R. WADE, III PROPERTY AS OF RECORD IN BOOK 6641, PAGE 862, R.O.D.C., TN.;

THENCE, WITH THE SAID WADE PROPERTY, NORTH 06 DEG 04 MIN 00 SEC EAST, 428.58 FEET TO AN IRON PIN NEW, SAID PIN BEING IN THE WESTERLY LINE OF THE G. RICHARD SCOTT, ETUX PROPERTY AS OF RECORD IN BOOK 7465, PAGE 818, R.O.D.C., TN.;

THENCE, WITH THE SAID SCOTT PROPERTY THE FOLLOWING BEARINGS AND DISTANCES;

THENCE, SOUTH 28 DEG 37 MIN 32 SEC EAST, 540.09 FEET TO AN IRON PIN OLD;

THENCE, SOUTH 41 DEG 29 MIN 29 SEC EAST, 181.28 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE BARBARA WADE PROPERTY AS OF RECORD IN BOOK 9194, PAGE 446, R.O.D.C., TN.;

THENCE, WITH A SEVERANCE LINE, SOUTH 16 DEG 17 MIN 01 SEC EAST, 52.52 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE SAID STARK PROPERTY;

THENCE, WITH THE SAID STARK PROPERTY, NORTH 61 DEG 55 MIN 29 SEC WEST, 497.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 92,980 SQUARE FEET OR 2.135 ACRES, MORE OR LESS.

TRACT I BEING part of the same property conveyed to William N. Massey, Jr. and Deborah O. Massey, husband and wife, by Warranty Deed from Stacy S. Neisler, as Limited Conservator of the property of Barbara K. Wade, of record as Instrument No. 20210208-0017390, dated February 3, 2021, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, are those portions thereof described in the deeds of record in Book

6632, page 287, Book 6632, page 291, Book 6650, page 373, Book 6662, page 964, Book 6662, page 972, Book 6675, page 857, Book 6681, page 531, Book 6681, page 535, Book 6681, page 539, Book 6681, page 542, Book 6917, page 297 (also identified as Tract 3 below), Book 7465, page 818, Book 7557, page 552, Book 8839, page 207, and as Instrument No. 20040722-0088003, corrected as Instrument No. 20041008-0121615, said Register's Office.

TRACT II:

LAND in the 3rd Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a boundary survey by Michael R. Williams, Tennessee RLS #1906, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, dated 12-30-2020 and designated Project No. W207461, as follows:

BEGINNING AT AN IRON PIN NEW, SAID PIN BEING THE MOST SOUTHERLY POINT OF SAID PARCEL 86 AND BEING LOCATED IN THE NORTH LINE OF THE JOHN B. STARK PROPERTY AS OF RECORD IN BOOK 10610, PAGE 669, R.O.D.C., TN. AND BEING A CORNER COMMON WITH THE JOHN R. WADE, III PROPERTY AS OF RECORD IN BOOK 6632, PAGE 284A, R.O.D.C., TN.;

THENCE, WITH THE SAID STARK PROPERTY, NORTH 61 DEG 55 MIN 29 SEC WEST, 276.99 FEET TO A POINT IN A GRAVEL DRIVEWAY, SAID POINT BEING WITNESSED BY AN IRON PIN BEING LOCATED SOUTH 87 DEG 53 MIN 51 SEC WEST, 26.4 FEET, SAID POINT BEING A CORNER COMMON WITH THE PAUL AND SHERRIE WILKERSON PROPERTY AS OF RECORD IN INSTRU. NO. 20041008-0121615, R.O.D.C., TN. AND BEING COMMON WITH THE WILLIAM N. MASSEY, JR. PROPERTY AS OF RECORD IN INSTRU. NO. 20111130-0093246, R.O.D.C., TN.; THENCE, WITH THE SAID MASSEY PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE, NORTH 22 DEG 13 MIN 45 SEC WEST, 57.63 FEET TO A POINT;

THENCE, NORTH 07 DEG 41 MIN 00 SEC WEST, 152.54 FEET TO A POINT;

THENCE, NORTH 14 DEG 09 MIN 39 SEC EAST, 114.90 FEET TO A POINT;

THENCE, NORTH 63 DEG 00 MIN 18 SEC WEST, PASSING A WITNESS PIN AT A DISTANCE OF 25 FEET, FOR A TOTAL DISTANCE OF 850.00 FEET TO AN IRON PIN OLD; THENCE, SOUTH 51 DEG 06 MIN 19 SEC WEST, 643.43 FEET TO A METAL POST OLD, SAID POST BEING A CORNER COMMON WITH THE WILSON AND CARLY NEALY PROPERTY AS OF RECORD IN INSTRU. NO. 20201112-0133275, R.O.D.C., TN.;

THENCE, WITH THE SAID NEALY PROPERTY, NORTH 04 DEG 58 MIN 08 SEC EAST, 1217.87 FEET TO AN IRON PIPE OLD, SAID BEING A CORNER COMMON WITH THE C. GLENN KANE, ETUX PROPERTY AS OF RECORD IN BOOK 7410, PAGE 112, R.O.D.C., TN.;

THENCE, WITH THE SAID KANE PROPERTY, SOUTH 85 DEG 14 MIN 40 SEC EAST, 833.80 FEET TO AN IRON PIN OLD, SAID PIN BEING A CORNER COMMON WITH THE G. RICHARD SCOTT, ETUX PROPERTY AS OF RECORD IN BOOK 7465, PAGE 818, R.O.D.C., TN.;

THENCE, WITH THE SAID SCOTT PROPERTY, SOUTH 28 DEG 37 MIN 32 SEC EAST, 1305.69 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WTH THE SAID WADE PROPERTY;

THENCE, WITH THE SAID WADE PROPERTY, SOUTH 06 DEG 04 MIN 00 SEC WEST, 428.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,246,389 SQUARE FEET OR 28.613 ACRES, MORE OR LESS.

TRACT II BEING part of the same property conveyed to William N. Massey, Jr. and Deborah O. Massey, husband and wife, by Warranty Deed from Stacy S. Neisler, as Limited Conservator of the property of Barbara K. Wade, of record as Instrument No. 20210208-0017390, dated February 3, 2021, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, are those portions thereof described in the deeds of record in Book 6234, page 778, Book 6234, page 781, and in Book 6415, page 733, said Register's Office.

TRACT III:

LAND in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly margin of Swindle Road, said monument being the southeast corner of Lot No. 11 of the unrecorded plat of the Subdivision of the David Wade Property; thence, North 39° 34' 14" West, 438.0 feet to an iron pin; thence, South 50° 40' 46", West, 15.20 feet to an iron pin in the easterly margin of a proposed 50-foot wide roadway; thence, with the easterly margin of said proposed roadway and along a curve to the left (R=82.29 feet; I=57° 05' 22") a distance of 81.99 feet to an iron pin; thence, continuing with said roadway, North 52° 01' 49" West, 45.66 feet to an iron pin; thence leaving said roadway, North 27° 18' 05" East, 533.12 feet to an iron pin in the center of a drain between two hills; thence along the center of the drain following calls: South 52° 17' 24" East, 71.26 feet to an iron pin; South 27° 04' 29" East, 268.40 feet to an iron pin; thence, South 50° 40' 46" West, 191.78 feet to an iron pin at the northwest corner of Lot No. 13 of said Subdivision of the David Wade Property: thence South 39° 19' 13" East, 501.49 feet to an iron pin in the northerly margin of a 50-foot wide Ingress/Egress Easement; thence 59° 20' 17" West, 3.05 feet to an iron pin in the easterly margin of a cul-de-sac at the end of Swindle Road; thence, along the northerly margin of the cul-de-sac, around a curve to the left (R=50.0 feet; I=135° 00' 26") a distance of 117.82 feet to a concrete monument; thence along a curve to the right (R=35.4 feet; I=450100'00") a distance of 27.76 feet to a concrete monument, thence, continuing with the northerly margin of Swindle Road, South 59° 20' 17" West, 144.24 feet to the point of beginning, containing 5.07 acres, more or less.

TRACT III BEING part of the same property conveyed to William N. Massey, Jr. and Deborah O. Massey, husband and wife, by Warranty Deed from Stacy S. Neisler, as Limited Conservator of the property of Barbara K. Wade, of record as Instrument No. 20210208-0017390, dated February 3, 2021, said Register's Office.

TRACT IV:

BEING a tract of land shown on Property Map 22, Assessor's Office bounded in general by a 50-foot ingress-egress easement road on the East, by Wade and Lee on the South, and by Wade on the North, and lying off the North side of Swindle Road, more particularly described as follows:

BEGINNING at the Northeast corner of Clyde Lee, Book 4336, Page 460, Map 22, at an existing iron rod, then with Lee's North line, South 88° 48' 26" West, 346.96 feet to an existing iron stake, then leaving Lee, with two call of remainder of David Wade property, Book 6641, Page 862, Map 22, North 43° 12' 51" East, 642. 53 feet to an iron rod, then South 71° 10' 50" East, 850. 00 feet to the center of a 50 foot utility and ingress-egress easement road (running southeasterly to Swindle Road), said point marked by an iron rod offset at 25.00 feet, at North 71° 10' 50" West, then with the center of said easement road for four calls, South 18° 49' 10" West, 1.31 feet to a point, South 05° 59' 07" West, 114.90 feet to a point, South 15° 51' 32" East 152.54 feet to a point, South 28° 06' 19' East, 58.16 feet to a point then leaving said easement road, with two new lines through Wade property Book 7845, Page 652, conveyed from Williams, South 79° 51' 26" West, passing an iron rod at 22.68 feet, in all a total of 313.35 feet to an iron rod, then North 74° 02' 48" West, 665.58 feet to the beginning, containing 10.66 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 5/10/89.

INCLUDED WITH THE ABOVE TRACT IS A 50-FOOT UTILITY AND INGRESS-EGRESS EASEMENT ROAD RUNNING NORTHERLY FROM SWINDLE ROAD TO SAID TRACT, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the centerline point of intersection between White's Creek Pike and Swindle Road; thence running generally northeast with the centerline of Swindle Road 1,515 feet, more or less, to a point, the true point of beginning for the herein described 50 foot easement; thence leaving this true point of beginning and Swindle Road, and climbing the hill, running parallel to and 25 feet west of Charles Connor's west line (Ref. Deed Book 6681, Page 542, R.O.D.C.), N 42° 34' 25" W 186.70 feet to a point; N 29° 29' 50" W 58.49 feet to a point; N 35° 17' 07" E 81.43 feet to a point; N 18° 57' 04" E 69.61 feet to a point; N 19° 23' 22" W 64.97 feet to a point; N 56° 25' 24" W 146.06 feet to a point; N 29° 03' 34" W 65.18 feet to a point; N 49° 02' 53" E 132. 05 feet to a point; N 35° 44' 56" E 112.83 feet to a point; N 23° 29' 39" W 91.76 feet to a point; N 53° 42' 13" W 204. 92 feet to a point; N 67° 49' 12" W 165.56 feet to a point; N 81° 40' 47" W 401.09 feet to a point; and N 28° 06' 18" W 8.71 feet to a point; the southeast corner of the above-described tract.

TRACT IV BEING the same property conveyed to William N. Massey, Jr. by Quitclaim Deed from Donna S. Massey of record as Instrument No. 20111130-0093246, dated October 18, 2011, said Register's Office.

Being the same property conveyed by deed of record as Instrument #20210315-0034076, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 5, 2026 (date of document).

Affiant Signature

03/27/2026

Date

State of Tennessee

County of Davidson

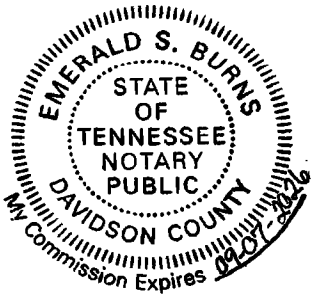
Sworn to and subscribed before me this 27 day of March, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202603270024442