Prepared by & Return To:
Tennessee Title Services, LLC

7000 Executive Center Dr., - Suite 290
Brentwood, TN 37027
NR-26-1268

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant
Subscribed and sworn to before me, this 26th **day of March, 2026.**

REBECCA BLAIR SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/2/2030
COUNTY OF DICKSON

Notary Public
My commission expires 2/2/2030

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Huckeba	New Owner	181 11 0D 002.00
8018 Warbler Way		
Brentwood, TN 37027		

Karen Johnson Davidson County
Batch# 1402497 DEEDQC
04/07/2026 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260407-0027749

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **John Huckeba, and Christina Loden, Trustees of The Huxden Residence Trust dated January 13, 2026,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **John Howard Huckeba and Christina Marie Loden, as tenants by the entirety**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Huxden Residence Trust dated January 13, 2026, by deed from John Howard Huckeba and Christina Marie Loden, as tenants by the entirety, dated 01/13/2026 and recorded 01/20/2026 in Instrument Number 20260120-0004284, in the land records of Davidson County, TN.

This property is **improved** property known as 8018 Warbler Way, Brentwood, TN 37027.

Witness my hand this 26th day of March, 2026.

The Huxden Residence Trust dated January 13, 2026

John Huckeba, Trustee

Christina Loden, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **John Huckeba and Christina Loden,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Trustees** of **The Huxden Residence Trust dated January 13, 2026,** , the within named bargainor, a **Trust,** and as such **Trustees**, as duly authorized, executed the foregoing instrument for the purposes therein contained, as **Trustees**.

Witness my hand and seal this 26th day of March, 2026.

Notary Public
My Commission Expires 5-16-26

(Notary Seal)

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/26/2026.

Affiant Signature – Joshua A. Terry

4/1/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/1/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27