Karen Johnson
Batch # 1404693
04/13/2026 10:05 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260413-0029714

THIS INSTRUMENT WAS PREPARED BY:

This Instrument Prepared by:
EMILY C. GREEN, BPR No. 033317
JONES, GREEN, & TACKETT LAW, PLLC
110 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *office* | (615) 433-5103 *fax*
Emily.Green@JGTLegal.com

(From Information Supplied: No Title Examination)

State of Tennessee)
County of Robertson)

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

Mary Alva Jean Anglea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Kristy Charles
NOTARY PUBLIC

05/09/2026
My Commission Expires

KRISTY CHARLES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-09-2026
DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Mary Alva Jean Anglea Trust, U/A	Same	004 / 103.00
04/07/26, Mary Alva Jean Anglea, TTEE		004 / 186.00
8131 Lain Hollow Road		004 / 187.00
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARY ALVA JEAN ANGLEA (a.k.a. Jean Mount Anglea)**, Grantor, of Davidson County, State of Tennessee, conveys and quitclaims unto Mary Alva Jean Anglea as Trustee of the **MARY ALVA JEAN ANGLEA TRUST**, under agreement dated the 7th day of April, 2026, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in Book 4516, Page 475, Register's Office for Davidson County, Tennessee, to wit:

> Land in the 14th Civil District of Davidson County, Tenn., described according to a survey made March 31, 1971, by Hart-Freeland-Roberts, Inc., as follows:
>
> Beginning at a point in the line of the property being conveyed to James Monroe Anglea and wife, and the most southerly southeasterly corner of other property being conveyed to Cordell Hull Anglea and wife; thence with said Cordell Hull Anglea, North 1 deg. 28' West 333.65 feet and

north 88 deg. 43' East 433.79 feet to a point, common corner of the property being conveyed to the said James Monroe Anglea and wife; thence with said James Monroe Anglea, South 2 deg 14' West 332. 98 feet and South 88 deg. 32' West 412.34 feet to the point of beginning.

Being part of the same property conveyed to Cecil E. Lain and wife, Mabel Knight Lain, by deeds from Annie Mai Baxter McMahan et al, of record in Book 3610, page 417; and from Russell Baxter and wife, Elsie Lou Baxter, of record in Book 4269, page 959, R.O.D.C., Tennessee.

Being the same property conveyed to Cordell Hull Anglea an wife, Jean Mount Anglea, from Cecil E. Lain and wife, Mabel Knight Lain, of record in Book 4516, Page 475, Register's Office for Davidson County, Tennessee.

And now, **MARY ALVA JEAN ANGLEA (a.k.a. Jean Mount Anglea)**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all property interest Mary Alva Jean Anglea as Trustee of the **MARY ALVA JEAN ANGLEA TRUST**, under agreement dated the 7th day of April, 2026, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **MARY ALVA JEAN ANGLEA,** has hereunto set their hands on this the 7th day of April, 2026.

Mary Alva Jean Anglea
MARY ALVA JEAN ANGLEA, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ALVA JEAN ANGLEA**, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. **WITNESS** my hand and official seal at Springfield, Tennessee, this the 7th day of April, 2026.

Kristy Charles
NOTARY PUBLIC

05/09/2026
My Commission Expires

