Karen Johnson Davidson County
Batch# 1405100 DEEDQC
04/14/2026 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030287

PREPARED BY:

Sophie L. Buntin, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on this day, April 14, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
James Russell Haselton Living Trust
297 St. Andrews Dr.
Franklin, TN 37069

Send Tax Bills To:
8696 B Haselton Road
Nashville, TN 37221

Map-Parcel Number:
169 00 0 040.00

QUITCLAIM DEED

James Russell Haselton ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **James Russell Haselton Living Trust**, dated April 14, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 14, 2026**.

James Russell Haselton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Russell Haselton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 14, 2026.

Notary Public

My Commission Expires: _____

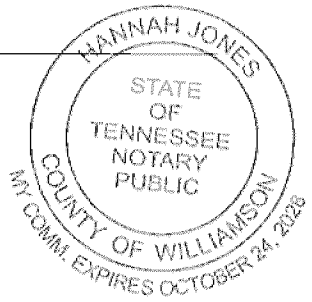


EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a beech tree in Crutchfield's line and William Mays corner, and running south 72 poles to a stake; thence East 7 poles to a stake; thence South 46 poles to a chestnut and beech pointers, thence North 89 degrees East 123 poles to a red oak and dogwood m the line of Enoch Brown heirs; thence North 56 poles to a beech; thence North 89 degrees West 66 poles to a large chestnut on a high ridge; thence North 54 poles to a poplar; thence West 63 poles to the beginning, containing 65 acres, more or less.

Being the same property conveyed to John E. Haselton, a one-half undivided interest, as recorded on the 28th day of August, 1985 in Book 6641, Page 744, Register's Office for Davidson County, Tennessee. The said John E. Haselton died on March 24, 1990, and survived by his spouse Barbara U. Haselton, daughters Lisa Louise Haselton-Jones, Gloria Gail Haselton, sons James Russell Haselton and John H. Haselton. James Russell Haselton having become the owner of a his undivided interest (which is a 20% interest of the John E. Haselton 50% interest making his interest a 10% of the whole) pursuant to that certain duly probated Last Will and Testament of John E. Haselton, which was administered in the Probate Court for Davidson County, Tennessee, Case No. 95268.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 0 Haselton Road, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 April 14, 2026.

Affiant Signature

4-14-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 14, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028