Karen Johnson Davidson County
Batch # 1409875 DEEDQC
04/22/2026 01:07:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260422-0033371

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
615.281.0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(1)(C)(vi)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
Jo Ann M. Irwin, Trustee 2012 Kingsbury Dr. Nashville, TN 37215	New Owner	071 14 0 374.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JO ANN IRWIN,

by these presents do hereby remise, release and quitclaim unto

JO ANN M. IRWIN, Trustee of the JO ANN M. IRWIN REVOCABLE TRUST, dated April 17, 2026

her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Re-Subdivision of Lot 1 of the plan of W.N.A.H. Subdivision of record Book 6200 Page 459 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from HERMITAGE BROADCASTING CORPORATION, a Tennessee corporation, to JO ANN IRWIN, dated October 3, 2018, of record in Record in Instrument No. 20181004-0098600, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed from POSEY ROSE SCOTT and W.K. SCOTT to HERMITAGE BROADCASTING CORPORATION by deed of record in Book 5081 Page 213, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

BEING improved property known as 1045 Whites Creek Pike, Nashville, TN 37207.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17 day of April 2026.

JO ANN IRWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JO ANN M. IRWIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of April 2026.

Notary Public

My Commission Expires: March 6, 2029

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2029