Karen Johnson Davidson County
Batch# 1410373 DEEDQC
04/23/2026 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260423-0033879

This instrument prepared by:
Douglas Everett Wyatt, Jr. 121478
118 Trailwood Avenue
Aiken, SC 29803

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Douglas Everett Wyatt, Jr., Trustee, et al	Douglas Everett Wyatt, Jr., Trustee, et al	009 00 0 025.00
118 Trailwood Avenue	118 Trailwood Avenue	009 00 0 191.00
Aiken, SC 29803	Aiken, SC 29803	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Douglas Everett Wyatt, Jr., also known as Douglas E. Wyatt and Mary Sue Wyatt, husband and wife, tenants by the entirety** by these presents do hereby quitclaim and convey unto the said **Douglas Everett Wyatt, Jr. and Mary Sue Wyatt, Trustees of the Wyatt Family Revocable Living Trust dated August 21, 2024, and any amendments thereto**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a trust.

This is unimproved (X) property known as 7633 & 7637 Whites Creek Pike
Improved ( ) Joelton, Tennessee 37080

Whenever 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 our hand this 29 day of July, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Douglas Everett Wyatt, Jr. a/k/a Douglas E. Wyatt

Mary Sue Wyatt

ACKNOWLEDGMENT

STATE OF South Carolina)

COUNTY OF Aiken) ss

Personally appeared before me, Jeremy R. Fudge, a Notary Public in and for said County and State, **Douglas Everett Wyatt, Jr. a/k/a Douglas E. Wyatt and Mary Sue Wyatt** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Aiken, South Carolina this 29 day of July, A.D., 2025.

NOTARY STAMP/SEAL

JEREMY R. FUDGE My Commission Expires NOTARY PUBLIC 08-18-2033 STATE OF SOUTH CAROLINA

NOTARY PUBLIC
Notary Commission Expires: 08/18/2033

AFFIDAVIT OF VALUE

STATE OF South Carolina)
COUNTY OF Aiken)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code § 67-4-409(a) (1)(D).

Subscribed and sworn to before me this the 29 day of July, 2025.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 08/18/2033

JEREMY R. FUDGE My Commission Expires NOTARY PUBLIC 08-18-2033 STATE OF SOUTH CAROLINA

EXHIBIT "A"
LEGAL DESCRIPTION

THE PROPERTY LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOCATED IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, BEGINNING AT AN IRON PIN IN THE WESTERN EDGE OF HIGHWAY 431, SAID POINT BEING 21.5 FEET FROM THE CENTER OF SAID HIGHWAY, AND BEING THE S.E. CORNER OF A 0.76 ACRES TRACT OF LAND OWNED BY D. WILLIAMS; THENCE WITH WESTERN EDGE OF SAID HIGHWAY, WITH THE RADIUS OF THE CURVE, 476 FEET TO A HIGHWAY CONCRETE MARKER, LOCATED 29.8 FEET FROM THE CENTER OF SAID HIGHWAY; THENCE S. 68 DEG. 47' W. 306.5 FEET TO AN IRON PIN AT CORNER FENCE POST; THENCE WITH FENCE S. 79 DEG. 30' W. 475 FEET TO AN IRON PIN, N. 88 DEG. W. 140 FEET, N. 81 DEG. 35' W. 315 FEET TO A LARGE BLACK GUM, N. 56 DEG. 17' W. 560 FEET TO A LARGE WHITE OAK; THENCE S. 68 DEG. W. 224 FEET TO A BEECH; THENCE N. 0 DEG. 39' E. 354 FEET TO AN ELM; THENCE ALONG AN OLD FENCE ROW, S. 84 DEG. 15' E. 1,327.5 FEET TO AN IRON PIN, S.W. CORNER OF D. WILLIAMS' 0.76 ACRE TRACT, AND SAID IRON PIN BEING 123 N. 32 DEG. 02' W. OF AN IRON PIN IN THE NORTH MARGIN OF A GAS LINE EASEMENT, AND NORTH OF A DRIVEWAY; THENCE WITH THE S. LINE OF WILLIAMS' TRACT OF 0.76 ACRES, N. 76 DEG. 46' E., 292.75 FEET TO THE BEGINNING, CONTAINING 18.08 ACRES, MORE OR LESS. FROM THE PLAT OF JACK UNDERWOOD, SURVEYOR, DATED APRIL 28, 1981.

LESS AND EXCEPT THE FOLLOWING TRACTS PREVIOUSLY DEEDED TO DOUGLAS E. AND MARY SUE WYATT:

TRACT 1:

BEGINNING AT A CONCRETE MARKER IN THE WESTERN EDGE OF RIGHT OF WAY HIGHWAY 431; THENCE S. 68 DEGREES 47' W 306.5 FEET TO AN IRON PIN AT CORNER FENCE POST; THENCE WITH A FENCE S. 79 DEGREES 30' W. 475 FEET TO AN IRON PIN; THENCE N. 88 DEGREES W. 140 FEET TO AN IRON PIN; THENCE N. 44 DEGREES 45' E. 555 FEET TO AN IRON PIN; THENCE N. 66 DEGREES 30' E. 295 FEET TO AN IRON PIN IN WESTERN MARGIN OF THE RIGHT OF WAY OF HIGHWAY NO. 431; THENCE WITH THE MARGIN OF SAID RIGHT OF WAY AS IT CURVES; 476 FEET TO THE BEGINNING, CONTAINING 5.15 ACRES, MORE OR LESS.

TRACT 2:

LOCATED IN THE 14TH DISTRICT OF SAID COUNTY, BEGINNING AT AN IRON PIN, THE N.W. CORNER OF A TRACT OF A 5.15 ACRES TRACT NOW OWNED BY LOIS HALE; THENCE N. 81 DEGREES 35' W. 315 FEET TO A LARGE BLACK GUM TREE; THENCE N. 56 DEGREES 17' W. 560 FEET TO A LARGE WHITE OAK TREE; THENCE N. 88 DEGREES 35' E. 1182 FEET TO AN IRON PIN, IN LINE OF 5.15 ACRES TRACT; THENCE WITH LINE OF SAID 5.15 ACRES TRACT, S. 44 DEGREES 45' W. 555 FEET TO THE BEGINNING, CONTAINING 6.51 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO GAS LINE EASEMENT AS SHOWN ON THE PLAT OF SAID PROPERTY.

Being the same property conveyed to Douglas E. Wyatt and Mary Sue Wyatt, husband and wife, tenants by the entirety by Quitclaim Deed from Douglas E. Wyatt and Mary Sue Wyatt of record in Document No. 20220512-0054639, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 July 29, 2025 (date of document).

Jennifer E TenHopen
Affiant Signature

August 15, 2025
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 15th day of August, 2025.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

