Karen Johnson Davidson County
Batch# 1411901 DEEDQC
04/27/2026 03:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260427-0036588

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Phyllis Anne Cupit
AFFIANT

Subscribed and sworn to before me on this day, April 27, 2026.

Notary Public

My Commission Expires: _____

ROBERT T. KINNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JANUARY 22, 2030

New Owner Address:
Cupit Family Trust
1715 Stewarts Ferry Pike
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
110 00 0 129.00

QUITCLAIM DEED

Phyllis Anne Cupit ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Cupit Family Trust**, dated April 27, 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 27, 2026**.

Phyllis Anne Cupit

Phyllis Anne Cupit

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Phyllis Anne Cupit**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such personexecuted 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 27, 2026.

Notary Public

My Commission Expires: _____

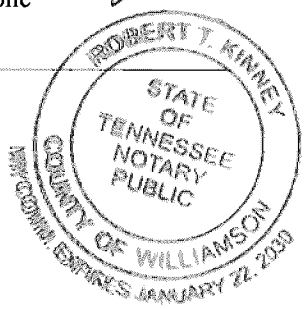


EXHIBIT A

A tract of land, being the northerly portion of the Thomas L. Boswell property situated in the 4th Civil Dist. of Davidson County, Tennessee, as recorded in Deed Bk. 11093, page 793, and being Tract #2 on an unrecorded survey by John D. McCormick, RLS #674 dated 3-11-2000 (Copy attached hereto as reference), and described as follows:

Beginning at an iron rod in the easterly boundary of the D. M. Pardue property, (12 foot strip) as recorded in Deed Bk. 4687, Page 666, said point being the Southwest corner of the James T. Cupit and wife property as recorded in Deed Bk. 4419, page 511, and being 1193.45 Ft. in a N. 9°00' E. direction from the Southeast corner of the D. M. Pardue property (12 foot strip) as recorded in Deed Bk. 4687, page 666; thence along James T. Cupit's South boundary S. 86°17'02" E. a distance of 573.17 feet to an existing iron rod; thence S.8°15'08" w. a distance of 159.82 ft.; thence N. 86°17'02" W. a distance of 575.26 Feet to an iron rod in the easterly boundary of the D. M. Pardue's 12 foot strip; thence along the easterly boundary of the 12 foot strip N. 9 00' E. a distance of 160 ft. to the point of beginning and containing 2.10 acres, more or less.

(THE ABOVE DESCRIBED 2.10 ACRES IS TO BE COMBINED AND INCORPORATED INTO THE CUPIT'S EXISTING 1.9 ACRE TRACT SHOWN ON MAP 110, PARCEL 129, DEED BK. 4419, PG. 511).

This above conveyed 2.10 Acre tract is subject to a 50 Foot ingress-egress easement along the westerly part of the tract and described as follows:

This described easement is an ingress-egress and utility easement to provide access to the Stewarts Ferry Pk. for all adjoining property owners. It is located along the westerly line of Lot #2 on the division of the Thomas L. Boswell & Barbara J. Boswell property as recorded in Deed Bk. 11093, page 793, and along the D. M. Pardue property (12 foot strip) recorded in Deed Bk. 4687, page 666, and described according to an unrecorded survey by John D. McCormick, RLS #674, dated 3-11-2000, as follows:

BEGINNING at an iron rod in the westerly boundary of the said Boswell property, said point being N. 9 00' E. a distance of 1033.45 Ft. from the southwest corner of the Boswell property in the northerly margin of Stewarts Ferry Pk.; thence N. 9 00' E. a distance of 160 ft.; thence S. 86°17'02" E. a distance of 50 feet; thence S. 9°00' W. a distance of 160 feet; thence N. 86°17'02" W. a distance of 50 feet to the point of beginning and containing 1,966 Square Feet, more or less. Survey drawing included herein as **Exhibit B**.

Being the same property conveyed to James T. Cupit, and wife, Phyllis Anne Cupit, from Thomas L. Boswell, a single person, by deed of record in Instrument No. 200006140059312, Register's Office for Davidson County, Tennessee. James T. Cupit having subsequently died on April 11, 2024, and Phyllis Anne Cupit becoming the sole owner through rights of survivorship.

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

This property is commonly known as 1715 Stewarts Ferry Pike, Hermitage, TN 37076.

EXHIBIT B

JOHN O. MCCORMICK-ELS #674
6291 NEW HOPE RD
HERMITAGE, TN. 37076
TEL. 883-5401
(O) -- INDICATES EXIST. IRON ROD
(N) -- INDICATES NEW IRON ROD INSTALLED
BOUNDARY SURVEY
OF THE
PROPERTY
OF
THOMAS L. BOSWELL & BARBARA J. BOSWELL
DEED BK. 11095 PG. 795
4TH CIVIL DISTRICT
DAVIDSON COUNTY, TN.
MARCH 11, 2000
REVISED 5-16-00
JAMES T. CUPIT & WIFE
BK. 4419 PG. 511
(125)
2.10± AC.
1.293± AC.
STORAGE BLDG
GRAVEL DRIVE
50' INGRESS-EGRESS EASEMENT (FOR PARCELS 9.03 & 110) ALSO
DORIS M. PREDUE
BK. 1154 PG. 921
(9.03)
TIMOTHY O. MULLIGAN & WIFE
BK. 9690 PG. 24
(111)
(125)
(5)
EE STEWARTS FERRY PIKE

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, 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 27, 2026.

Affiant Signature

4/27/2026

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 27, 2026.

Notary Public

My Commission Expires:

