Karen Johnson Davidson County
Batch # 1411935 DEEDQC
04/28/2026 08:21:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0036637

ADDRESS NEW OWNER:
Kenneth Willoughby
John M.L. Willoughby
300 Holly Hills Drive
Mount Juliet, Tennessee 37122

SEND TAX BILLS:
Same as above

Map: 074-12
Group: D
Parcel: 35 36

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Kenneth T. Willoughby, Jr, ("Grantor"), my heirs and assigns, for an in consideration of the sum of Ten ($10) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold to **JOHN MALCOLM LANCE WILLOUGHBY** ("Grantee"), individually, his heirs and assigns, all my right, title, and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being known as Reserved Parcel and Lot 852, Section 7, Hermitage Hills, as of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, and being described according to a survey by Campbell Surveying Co., dated June 17, 1985, as follows:

Beginning at a point in the northwesterly line of Bonnalawn Drive at the common corners of Lots 852 and 846; thence in a southwesterly direction along northwest margin 243.94 feet to a point; thence northerly 238.25 feet to the southerly corner of a reserved parcel and the westerly corner of lot 852; thence northeasterly along the northwest line of Lot 852, 91.8 feet to the westerly corner of Lot 846; thence in a southeasterly direction along the line dividing Lot 846 and 852 a distance of 138.0 to the point of beginning.

Being the same property conveyed to Carl W. Crews, Jr. by deed of record in Book 5959, page 121, Register's Office for Davidson County, Tennessee. The said Carol L. Crews, wife of Carl W. Crews, Jr. joins in this conveyance for the express purpose of conveying her marital rights in subject property.

Being the same property conveyed to Kenneth T. Willoughby and wife, Delores Ann Willoughby, from Carl W. Crews, Jr. and wife, Carol L. Crews by deed of record in Book 6623, Page 666, Register's Office for Davidson County, Tennessee.

Kenneth T. Willoughby having deceased on August 26, 2008.

Being the same property conveyed to Kenneth Taylor Willoughby, Jr. and John Malcolm Lance Willoughby by Executor's Deed from Kenneth T. Willoughby, Executor of the Estate of Delores Ann Willoughby (Davidson County Probate Court No. 25-P-947) dated February 24, 2026 and

recorded on February 27, 2026 in Instrument No. 20260227-0015531, Register's Office for Davidson County, Tennessee. .

This is improved real property known as 6034 Bonnalawn Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 21st of Apr 2026.

Kenneth T. Willoughby Jr.

KENNETH T. WILLOUGHBY, JR.,

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth T. Willoughby, Jr., to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 24 day of Apr. 2026.

NANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My commission expires: 5.28.28

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is Ten ($10) Dollars.

Emy J. W. Willoughby

AFFIANT

Subscribed and sworn to before me this 24 day of Apr. 2026.

NANCY BELCHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2028

Notary Public
My commission expires: 5.28.28

This Instrument Prepared by:

YANCY BELCHER #21158
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889