Karen Johnson Davidson County
Batch# 1415404 DEEDQC
05/04/2026 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260504-0039789

This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:
George E. Davis III and
Jeannie W. Davis, Co-Trustees
12336 Auburndale Court
Venice, FL 34293

MAIL TAX NOTICES TO:
SAME

MAP PARCEL NUMBER:
187-09-A-5.00-R-000

QUITCLAIM DEED

Grantors, George Elmer Davis, III and Jeannie Washington Davis, husband and wife, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantees, GEORGE E. DAVIS III and JEANNIE W. DAVIS, Co-Trustees of the DAVIS LIVING TRUST dated December 12, 2014, all of their rights, title, and interest in the property commonly known as 2017 Kirkwall Drive, Nolensville, Tennessee 37135, with the following legal description:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase Two, Burkitt Village of record in Plat at Instrument No. 20200910-0103205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This conveyance is subject to:
>
> - All matters shown on the Plan of record as Instrument Number 20200910-0103205, Register's Office of Davidson County, Tennessee.
> - Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-01148707, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902.

Instrument No. 20210129-0013675 and Instrument No. 20210601-0072620, Register's Office for Davidson County, Tennessee.

- Charter for Homeowners Association of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
- Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20121029-0098753, Instrument Number 20130724-0076308 and Instrument Number 20150626-0061523, in the Register's Office for Davidson County, Tennessee.
- Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee
- Lease Agreement of record in Book 10424, Page 22, Assignment of Lease in Instrument No. 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Prior title may be found in Instrument No. 20240725-0056257, in the Register's Office of Davidson County, Tennessee.

Grantors and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGES]

George Elmer Davis, III, Grantor

Jeannie Washington Davis, Grantor

STATE OF FLORIDA)
COUNTY OF ~~PENSACOLA~~ SARASOTA)

Before me personally appeared George Elmer Davis, III and Jeannie Washington Davis, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Sworn to and subscribed before me this 1 day of May, 2026.

[seal]

JOSEPH ADAMS
MY COMMISSION # HH 738495
EXPIRES: November 5, 2029

Notary Public

My commission expires: Nov. 5, 2029

OATH OF VALUE

I hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 4th day of May, 2026.

Notary Public

ALEXANDRIA F. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES AUGUST 12, 2026

CERTIFICATE OF AUTHENTICITY

I, Amanda N. Jelks, 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 May 1, 2026.

Amanda N. Jelks

5/4/2026
Date

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 4th day of May, 2026.

Alexandria F. Williams, Notary Public
My Commission Expires 8/12/2026

ALEXANDRIA F. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES AUGUST 12, 2026