QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Wanda Faye Jackson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2026.

NOTARY PUBLIC

COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1417374 DEEDQC
05/07/2026 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260507-0041208

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Wanda Jackson Family Trust dated May 4, 2026 4348 Central Pike Hermitage, TN 37076	Same as New Owner	087 00 0 153.00 087 00 0 118.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **WANDA FAYE JACKSON, a/k/a WANDA F. JACKSON** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **WANDA JACKSON FAMILY TRUST dated May 4, 2026** (hereinafter "Grantee"), all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Parcel ID # 087 00 0 153.00, 4398 Central Pike, Hermitage, TN 37076:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John D. McCormick, dated April 4, 1982, revised November 1, 1982, as follows:

Said tract of land begins at an iron pin in the southerly margin of Central Pike said point being the northeast corner of this tract and the northwest corner of the Virginia Goodman Property of record in Book 5434, page 463, Register's Office for said County; running with the southerly margin of Central Pike North 86 deg. 25' West 103.85 feet to an iron pin, said point being the northeast corner of the Rufus Whittle property of record in Book 5385, page 856, Register's Office for said County; thence leaving the southerly margin of Central Pike and running with the easterly boundary of Whittle's Property South 4 deg. 32' West 321.0 feet to an iron pin, said point being the south-east corner of Whittle's Property; thence running with the southerly boundary of Whittle's Property and the southerly boundary of the M. P. Sullivan, Jr. Property of record in Book 5382, page 676, Register's Office for said County, South 89 deg. 11' West 334.0 feet to an iron pin, said point being the southwest corner of the M. P. Sullivan, Jr.'s Property; thence South 4 deg. 54' West 946.0 feet to an iron pin in the northerly boundary of the Commerce Union Bank Property of record in Book 5654, page 412, and 413, Register's Office for said County, said point being the southwest corner of this tract; thence running with the Commerce Union Bank northerly boundary North 85 deg. 31' West 391.7 feet to an iron pin, said point being the southeast corner of this tract and the southwest corner of an easement for ingress and egress to Earheart Pike; thence continuing with the southerly boundary of the easement a distance of 690.1 feet to an iron pin in the westerly margin of Earheart Pike; thence with the westerly margin of Earheart Pike a distance of 20 feet, thence leaving the westerly margin of Earheart Pike and running with the northerly boundary of the easement a distance of 690.1 feet to an iron pin, said point being the southwest corner of the Orvaline Goins Property of record in Book 5411, page 428, Register's Office for said County; thence with the westerly boundary of Goins Property North 5 deg. 05' East 480.4 feet to an iron pin, said point being the southwest

corner of the Virginia Goodman Property; thence with Goodman's westerly boundary North 5 deg. 00' East 816.3 feet to the point of beginning containing 10.08 acres, more or less.

The foregoing being the property conveyed to Gene R. Jackson and wife, Wanda F. Jackson from Monty E. Mires and wife, Frances H. Mires by deed dated 1/28/1983 and recorded on 2/2/1983 in Book 6001, Page 498, Register's Office for Davidson County, Tennessee. The said Gene R. Jackson subsequently died on June 18, 1998, leaving the said Wanda F. Jackson as sole owner of the property as surviving tenant by the entireties.

Parcel ID # 087 00 0 118.00, 4402 Central Pike, Hermitage, TN 37076.:

Tract 1:

Land in Davidson County, Tennessee, described according to a survey thereof by John D. McCormick, surveyor, dated March 10, 1973, as follows:

BEGINNING at a spike in the center line of Central Pike, said point being the northeast corner of the lands of Helen Sullivan, and thence S. 5° 27' W. 812.2 feet to a fence post; thence N. 78° 09' W. 154. 0 feet to an iron pin; thence N. 5° 25' E. 803.1 feet to a spike in the center line of Central Pike; thence easterly with said center line 154.0 feet to the beginning, and containing 2.84 acres, more or less.

Tract 2:

Land in Davidson County, Tennessee, described according to a survey thereof by John D. McCormick, Surveyor, dated March 10 , 1973, as follows: BEGINNING at a point, said point being the southeast corner of the above tract property and thence S. 5° 27' W. 45.3 feet to an iron pin; thence N. 78° 09' W. 154 feet to an iron pin; thence N. 5° 25' E. 45.3 feet to an iron pin at the southeast corner of the property previously conveyed; thence with the south line of the property previously conveyed S. 78° 09' E. 154. 0 feet to the beginning, and containing 0.16 acres, more or less.

The foregoing Tract 1 and Tract 2 being the same property conveyed to Gene Richard Jackson and wife, Wanda Faye Jackson by Special Warranty Deed from Associates Financial Services Company of Tennessee, Inc. dated February 18, 1993 and recorded on February 23, 1993 in Book 8871, Page 730 in the Register's Office for Davidson County, Tennessee. The said Gene R. Jackson subsequently died on June 18, 1998, leaving the said Wanda F. Jackson as sole owner of the property as surviving tenant by the entireties.

This conveyance is subject to the liens of any and all Deeds of Trust of record encumbering the foregoing parcels, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 4 day of May, 2026.

Wanda Faye Jackson

WANDA FAYE JACKSON, a/k/a WANDA F. JACKSON, Grantor a/k/a Wanda F. Jackson

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 **WANDA FAYE JACKSON**, being one and the same as and a/k/a **WANDA F. JACKSON**, the Grantor in the within instrument, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that she did so freely and voluntarily and for the purpose therein contained.

WITNESS MY HAND and seal this 4th day of May, 2026.

Commission Expires: 11/26/2028

NOTARY PUBLIC

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

Certificate of Authenticity

I, S. Nixon Pressley, 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 the 4th day of May, 2026.

May 4, 2026

S. Nixon Pressley, Affiant Date

State of Tennessee)
County of Wilson)

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

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

Commission Expires: July 17, 2027

Notary Public