This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1417818 DEEDQC
05/08/2026 08:21:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041436

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Rhonda K. Segrest
Affiant

Subscribed and sworn before me on this 30 day of April 2026.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 11-18-28

Address of New Owner:
Rhonda K. Segrest, Trustee
4142 Gourley Dr.
Pegram, TN 37143

Send Tax Bills To:
Same as New Owner

Map-Parcel:
11200000100
11200000101

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rhonda Kay Segrest** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto Rhonda K. Segrest, Trustee of the Rhonda K. Segrest Revocable Living Trust u/a/d April 30, 2026 ("Grantee"), her successors and assigns forever, all of Grantor's right, title, and

interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

Being the same property conveyed to Rhonda Kay Segrest, by Quitclaim Deed from Rhonda Kay Segrest and Regina Ann Knight, through Jackson M. Welch, Jr., Trustee, of record in Instrument No. 20230612-0044147, Register's Office for Davidson County, Tennessee.

This is improved property known as 4142 Gourley Drive, Pegram, TN 37143.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 30 day of April, 2026.

GRANTOR:

Rhonda K. Segrest

Rhonda K. Segrest

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, b, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 30 day of April, 2026.

JACKSON M. WELCH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

Notary Public
My Commission Expires: 11-19-28

Exhibit A
Legal Description

4142 GOURLEY ROAD

6.18 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 112, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY GOURLEY ROAD ON THE SOUTH; LOYDE R. ANDERTON ON THE WEST; FRONTIER ACRES, LIMITED ON THE NORTH; JOE TOWNSEND AND DOROTHY JENNETTE'S LOT 1 ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN SET {N 651555.20 E 1671656.34) ON THE NORTH SIDE OF GOURLEY ROAD {25' FROM THE CENTER) AND BEING THE SOUTHWEST CORNER OF DOROTHY JENNETTE'S LOT 1, THENCE S10°39'54"W 25.71' TO A POINT IN THE CENTER OF GOURLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 06°23'40"; RADIUS= 1910.00'; ARC= 213.16'; CHORD= N68°55'46"W 213.05' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 02°22'10"; RADIUS= 1826.83; ARC= 75.54'; CHORD= N73°15'11"W 75.54' TO A POINT; THENCE LEAVING THE ROAD N12°48'22"E 26.24' TO AN EXISTING WITNESS IRON PIN ON THE WEST EDGE OF A DRIVE, THE SOUTHEAST CORNER OF LOYDE R. ANDERTON (REF. DEED BOOK 8030 PAGE 412 R.O.D.C.- PROPERTY MAP 112 PARCEL 121); THENCE WITH ANDERTON'S EAST LINES N12°48'22"E 203.74' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N14°39'20"E 382.11' TO AN EXISTING IRON PIN; THENCE N25°42'05"E 171.30' TO AN EXISTING IRON STAKE IN THE SOUTH LINE OF FRONTIER ACRES LIMITED (REF. DEED BOOK 6405 PAGE 499 R.O.D.C.- PROPERTY MAP 112 PARCEL 104); THENCE WITH FRONTIER ACRES' SOUTH LINE S81°58'17"E 371.73' TO AN EXISTING IRON PIN AT A 15" DEAD TREE, THE NORTHWEST CORNER OF JOE TOWNSEND (REF. DEED BOOK 931 PAGE 217 R.O.D.C.- PROPERTY MAP 112 PARCEL 2); THENCE WITH TOWNSEND'S WEST LINE S07°27'39"W 345.02' TO AN EXISTING IRON PIN (BENT), THE NORTHEAST CORNER OF JENNETTE FAMILY CEMETERY (REF. DEED BOOK 5201 PAGE 535 R.O.D.C.- PROPERTY MAP 112 PARCEL 160); THENCE WITH THE CEMETERY'S NORTH LINE N80°24'01"W 51.92' TO AN EXISTING IRON PIN, THE NORTHEAST CORNER OF THE AFOREMENTIONED DOROTHY JENNETTE'S LOT 1; THENCE WITH LOT 1'5 NORTH AND WEST LINES N80°24'01"W 133.72' TO AN EXISTING½" IRON PIN; THENCE S10°39'54"W 466.36' TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED AUGUST 11, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED TO DOROTHY JENNETTE, TRUSTEE OF THE DOROTHY JENNETTE IRREVOCABLE TRUST DATED JANUARY 10, 2018 FROM DOROTHY JENNETTE AS RECORDED IN INSTRUMENT 20210820 PAGE 112658 COMBINED WITH ALL OF INSTRUMENT 20180123 PAGE 00006609 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.