Karen Johnson Davidson County
Batch # 1417858 DEEDQC
05/08/2026 09:27:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260508-0041487

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY

The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jeffrey and Donna Sexton, Co-Trustees **5003 Crosby Lane** **Nashville, TN 37211**	**SAME**	**148 130 111 00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Jeffrey Allen Sexton and wife, Donna Jane Sexton,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Jeffrey A. Sexton and Donna J. Sexton, Co-Trustees of
The Jeffrey and Donna Sexton Tennessee TBE Trust dated May 1, 2026,
a Tennessee Tenancy By the Entirety Trust created pursuant to
Tennessee Code Annotated § 35-15-510,

HEREINAFTER called the GRANTEES, all right, title, and interest in and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 47 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Allen Sexton and wife, Donna Jane Sexton, by Quitclaim Deed from Donna Jane Sexton and husband Jeffrey Allen Sexton, dated July 18, 2014 of record in Instrument No. 20140721-0064495, Register's Office for Davidson County, Tennessee.

Note: Jeffrey Allen Sexton, Grantor, and Jeffrey A. Sexton, Grantee, are one and the same person.

Note 2: Donna Jane Sexton, Grantor, and Donna J. Sexton, Grantee, are one and the same person.

Subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 5003 Crosby Lane, Nashville, Tennessee, 37211.

WITNESS OUR HANDS this the 1st day of May, 2026.

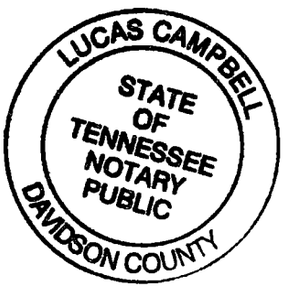
Jeffrey Allen Sexton

Donna Jane Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **Jeffrey Allen Sexton and Donna Jane Sexton,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 1st day of May, 2026.



NOTARY PUBLIC
My Commission Expires: 10/4/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

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



NOTARY PUBLIC
My Commission Expires: 10/4/2027