Karen Johnson
Batch # 1418505
05/11/2026 08:54:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260511-0041937

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
The Anna Marie Callahan Trust
1855 Bakers Grove Rd.
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
123-00-0-017

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Anna Marie Callahan, a single woman,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Anna Marie Callahan, Trustee of The Anna Marie Callahan Trust dated September 30, 2025**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a tract or parcel of land located in Hermitage, Davidson County, Tennessee, said tract being the property conveyed to Charles Edward Eakes and Robert E. Lannorn, Trustees of the Eakes Asset Protection Trust 2017 by Quit Claim Deed of record #20180118-0005243, RODC and being more particularly described as follows:

Beginning at a point located in the southerly Right of Way line of Bakers Grove Road, said point being the northwesterly corner of the property conveyed to Ernest G. Wilson Jr. and Theresa J. Wilson by deed of record in Book 6945, Page 163, RODC and being the northeasterly corner of the herein described tract,

Thence leaving said Right of Way line with the westerly line of the aforementioned Ernest G. Wilson Jr., property S 20deg 36 min 00 sec W, 405.92 feet to an existing iron pipe.

Thence leaving said westerly line of Wilson with the northerly line of property conveyed to Lora (Ritchey) Russell and husband Forrest Russell by quitclaim deed of record #20041228-0152622, RODC, N 82deg, 20min, 40sec W 203.10 fee to an existing iron pipe.

Thence, continuing with the easterly line of the Russell property N 10deg 25min 05sec E, 315.90 feet to an iron rod (new w/RLS 1638 cap).

Thence continuing with the easterly line of the Russell property N 35deg 24min 30sec E, 176.40 feet to an iron rod (new w/RLSS 1638 cap) located in the southerly right of way of Bakers Grove Road,

Thence, leaving said easterly line of Russell with the southernly Right of Way line of Bakers Grove Road S 61deg 12min 30sec E, 210.85 feet to an existing iron pin and the point of beginning.
Containing 102.020 square feet or 2.34 acres more or less.

Being the same property conveyed to Anna Marie Callahan, a single woman, by Warranty Deed from Charles Edward Eakes, Co Trustee of the Eakes Asset Protection Trust, recorded in Instrument No 20210720-0096833, Register's Office for Davidson County, Tennessee.

This is improved property known as:1855 Bakers Grove Rd., Hermitage, TN 37076.

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

WITNESS our hands this the 30th day of April, 2026.

Anna Marie Callahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anna Marie Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainors and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of April, 2026.

Notary Public

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 30th day of April, 2026.

Notary Public

My commission expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY