PROPERTY ADDRESS:	42 Vaughns Gap Nashville, TN 38205
NAME OF PROPERTY OWNERS:	Dena Caryl Hysmith P.O. Box 70 Louisville, TN 37777
MAP-PARCEL NUMBERS:	129-15-0-031.00
SEND TAX BILLS TO: *These boxes are for recording purposes only and are not part of the Deed.*	Dena Caryl Hysmith P.O. Box 70 Louisville, TN 37777 Karen Johnson Davidson County Batch# 1422842 DEEDQC 05/20/2026 12:04:30 PM 6 pgs Fees: $33.00 Taxes: $687.46 20260520-0045547

QUIT CLAIM DEED

THIS DEED, made by and between, **Dena Caryl Hysmith, Trustee of The Mother's Trust created pursuant to The Donna Jenee Hysmith Revocable Living Trust dated May 31, 2017 and Darla Michelle Hysmith, joining herein as beneficiary of The Mother's Trust created pursuant to The Donna Jenee Hysmith Revocable Living Trust dated May 31, 2017 and Darla Michelle Hysmith, Individually** (hereinafter "Grantors") and **Dena Caryl Hysmith.** (hereinafter "Grantees").

WITNESSETH:

That for and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties of the first part, the **Grantors**, have this day quitclaimed, and do by these presents hereby quitclaim, transfer and convey unto the parties of the second part, the **Grantees**, their successors in trust and assigns, all of their right, title and interest in and to the hereinafter described real estate situate and lying in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

SITUATED in the Seventh (7th) Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 120 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, Pages 12, 13, and 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Dena Caryl Hysmith, Trustee of the Joan Dolores Hysmith Trust, dated October 25, 2020, by Quit Claim Deed from DGI Properties, LLC, a Tennessee Limited Liability Company, dated April 9, 2021, recorded April 27, 2021, in Instrument No. 20210427-0055707, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to DGI Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Donna J. Hysmith, an unmarried person, dated December 28, 2017, recorded December 28, 2017, in Instrument No. 20171228-0131988, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Donna J. Hysmith, an unmarried person, by Warranty Deed from Sara F. Overton, an unmarried person, dated August 23, 1996, recorded August 28, 1996, in Book 10170, Page 355, in the Register's Office for Davidson County, Tennessee, and re-recorded to correct the derivation in Book 10173, Page 104, in the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
Premier Title Group, LLC
855 Ebenezer Road
Knoxville, TN 37923

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE.

This deed has been prepared solely from information furnished to the preparer who makes no representation whatsoever other than it has been accurately transcribed from the information provided. The preparer also makes no representation as to any tax or title insurance implications as a result of this conveyance

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

WITNESS the following signatures on this 30 day of April, 2026.

[SIGNATURE PAGE FOLLOWS]

The Mother's Trust created pursuant to The Donna Jenee Hysmith Revocable Living Trust dated May 31, 2017

BY: _____
Dena Caryl Hysmith
Trustee

STATE OF Tennessee
COUNTY OF Knox

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Dena Caryl Hysmith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of April, 2026.

JENIFER MARKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
MY COMM. EXPIRES FEBRUARY 12, 2028

_____
Notary Public
My commission expires: 2/12/28

The Mother's Trust created pursuant to The Donna Jenee Hysmith Revocable Living Trust dated May 31, 2017

BY: _____
Darla Michelle Hysmith
Beneficiary

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Darla Michelle Hysmith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this _____ day of _____, 2026.

_____
Notary Public
My commission expires: _____

The Mother's Trust created pursuant to The Donna Jenee Hysmith Revocable Living Trust dated May 31, 2017

BY: _____
Dena Caryl Hysmith
Trustee

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Dena Caryl Hysmith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this _____day of _____, 2026.

_____
Notary Public
My commission expires:_____

The Mother's Trust created pursuant to The Donna Jenee Hysmith Revocable Living Trust dated May 31, 2017

BY: Darla Michelle Hysmith
Darla Michelle Hysmith
Beneficiary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Darla Michelle Hysmith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of April, 2026.

Notary Public
My commission expires: _____

FLETCHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Darla Michelle Hysmith

Darla Michelle Hysmith

STATE OF TENNESSEE

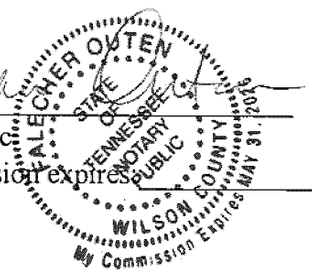
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Darla Michelle Hysmith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of April, 2026.

Notary Public

My commission expires: _____



Affiant, hereby swears or affirms that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 185,800.

Lauren Lankford, **Affiant**

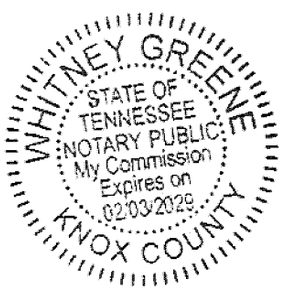
STATE OF Tennessee

COUNTY OF Knox

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

Notary Public

My commission expires: 2/3/29



Tennessee Certification of Electronic Document

I, Lauren Lankford, 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 4/30/26 (date of document).

Affiant Signature

5/19/26
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/3/29

NOTARY'S SEAL

LINDSAY E. M.
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/03/2029
KNOX COUNTY