Karen Johnson Davidson County
Batch # 1424106 DEEDQC
05/22/2026 08:58:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260522-0046753

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, HENRY W. ANGSTEN III, and wife, BETH MARY ANGSTEN, Individually and as Trustees of the ANGSTEN TRUST DATED NOVEMBER 27, 2007, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby release, quitclaim and convey, as tenants by the entirety, unto HENRY W. ANGSTEN III and BETH MARY ANGSTEN, as Trustees of the AMENDED AND RESTATED ANGSTEN TRUST DATED NOVEMBER 27, 2007, as amended, (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Goodlettsville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lane Subdivision, Section I (erroneously omitted on a prior deed), of record in Book 6200, Page 553, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Henry W. Angsten, III and Beth Mary Angsten, Individually and as Trustees of The Angsten Trust Dated November 27, 2007, from Linda Katherine Morgan, an unmarried woman, by Warranty Deed on April 23, 2015, and recorded on April 27th, 2015, Instrument No. 20150427-0037426, Register's Office, Davidson County, Tennessee.

This is improved property, known as 804 Dry Creek Road, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 14th day of May, 2026.

Grantors:

X _____
HENRY W. ANGSTEN III, Individually and as Trustee of the ANGSTEN TRUST DATED NOVEMBER 27, 2007

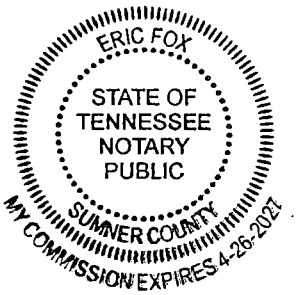
X _____
BETH MARY ANGSTEN, Individually and as Trustee of the ANGSTEN TRUST DATED NOVEMBER 27, 2007

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
HENRY W. ANGSTEN III and BETH MARY ANGSTEN, as Trustees of the AMENDED AND RESTATED ANGSTEN TRUST DATED NOVEMBER 27, 2007, 804 Dry Creek Road, Goodlettsville, TN 37072	HENRY W. ANGSTEN III and BETH MARY ANGSTEN, as Trustees of the AMENDED AND RESTATED ANGSTEN TRUST DATED NOVEMBER 27, 2007 804 Dry Creek Road, Goodlettsville, TN 37072	**024-00-0-170.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared HENRY W. ANGSTEN III and BETH MARY ANGSTEN to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 14th day of May, 2026.



Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: HENRY W. ANGSTEN III and BETH MARY ANGSTEN, as Trustees of the AMENDED AND RESTATED ANGSTEN TRUST DATED NOVEMBER 27, 2007, as amended.

Address: 804 Dry Creek Road, Goodlettsville, TN 37072.

Grantee:

X

HENRY W. ANGSTEN III, as Trustee of the AMENDED AND RESTATED ANGSTEN TRUST DATED NOVEMBER 27, 2007, as amended.

X Beth Mary Angsten

BETH MARY ANGSTEN, as Trustee of the AMENDED AND RESTATED ANGSTEN TRUST DATED NOVEMBER 27, 2007, as amended.

Subscribed and sworn to before me this 19th day of May, 2026.

Notary Public:

