Karen Johnson Davidson County
Batch # 1426958 DEEDQC
06/01/2026 02:46:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260601-0049180

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 STEPHEN K. FELTS, AFFIANT Subscribed and sworn to before me, this 18th day of May 2026. NOTARY PUBLIC My Commission Expires: 08/19/28

KISHORE KUMAR BIRAMGUDAM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
STEPHEN K. FELTS AND SUSAN SMITHWICK FELTS, CO-TRUSTEES 6317 North New Hope Road Hermitage, Tennessee 37076	New Owner	Map and Parcel No.: 087-00-0-156.00 and 087-00-0-132.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Stephen K. Felts and wife, Susan Smithwick Felts, Trustees of the Felts Joint Revocable Living Trust Agreement U/A/D May 3, 2000**, (hereinafter the "Grantor") do hereby quitclaim, transfer and convey unto **Stephen K. Felts and Susan Smithwick Felts, Co-Trustees of the Restated Stephen K. Felts and Susan Smithwick Felts Revocable Trust, dated March 7, 2013**, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This quitclaim deed is being recorded for informational purposes to document that the Felts Joint Revocable Living Trust Agreement is now known as the Restated Stephen K. Felts and Susan Smithwick Felts Revocable Trust.

TRACT NO. 1: This is unimproved property known as 0 North New Hope Road, Hermitage, TN 37076 (Map & Parcel 087-00-0-156.00)

Land lying and being in the 4th Civil District of Davidson County, Tennessee, being a portion of the Hollis Hager Farm plan of record Plat Book 1, Page 54, Chancery Court at Davidson County, Tennessee, and described according to an unrecorded survey made by Joe Charles Wilson, Sr. and shown as Tract No. 5 on said survey described as follows, to-wit:

Beginning at a point in the easterly margin of New Hope Road said point being located 349 feet as measured along the easterly margin of New Hope Road in a southerly direction from the southwest corner of the property conveyed to Richard Harris Smith, Sr., et ux by deed of record in Book 1534, Page 273, Register's Office for Davidson County, Tennessee; thence leaving said easterly margin of New Hope Road with the south line of Tract #6 the five (5) following calls: South 85° 50' 31" east, 421.16 feet to an iron pin; South 79° 58' 10" east, 633.84 feet to an iron pin; south 75° 57' 35" east, 482.62 feet to an iron pin; south 61° 35' east, 350.00 feet to an iron pin and south 20° 00' east, 350.00 feet to an iron pin; thence, with the west line of Tract #6, south 20° 00' west 1252.09 feet to an iron pin in with Barham's north line, thence with Barham's north line, north 82° 45' 25" west, 677.20 feet to an iron pin in McCormick's east line, thence with McCormick's east line, north 6 ° 01' east, 560.32 feet to an iron pin at Todd's southwest corner; thence with Todd's south line, south 77° 23' 18" east, 304.12 feet to an iron pin at Todd's southeast corner; thence with Todd's, Shelton's and Kissner's east line, north 21° 41' 36" east, 988.81 feet to an iron pin at Kissner's northeast corner; thence with Kissner's and Shelton's north line north 70° 12' 44" west, 802.06 feet, to an iron pin at Shelton's northwest corner; thence with the north line of Tract #4 , north 80° 05' 58" west, 399.20 feet to an iron pin; thence north 85° 50' 31" west, 421.06 feet to a point in the easterly margin of New Hope Road, north 6 ° 12' 35" east 64.75 feet to the point of beginning, containing 23.25 acres, more or less.

TRACT NO. 2: This is improved property known as 6317 North New Hope Road, Hermitage, TN 37076 (Map & Parcel 087-00-0-132.00)

Land lying and being in the 4th Civil District of Davidson County, Tennessee being a portion of the Hollis Hagar Farm plan of record in Plat Book 1, page 54, Chancery Court at Nashville for Davidson County, Tennessee and described according to an unrecorded survey made by Joe Charles Wilson, Sr. and shown as Tract No. 6 on survey and described as follows, to-wit:

Beginning at a point in the easterly margin of New Hope Road said point being locate 284.25 feet as measured along the easterly margin of New Hope Road in a southerly direction from the southwest corner of the property conveyed to Richard Harris Smith, Sr., et ux by deed of record in Book 1534, Page 273, Register's Office for Davidson County, Tennessee; thence with the south line of Tract No. 7, the two (2) following calls: south 83 ° 42' east, 1531.69 feet to an iron pin; south 62° 35' east, 1212.00 feet to an iron pin on the approximate Wilson, Davidson County line; thence with the west line of Tract No. 7 and the approximate county line, south 10° 35' east, 681.13 feet to an iron pin Crowder's north line; thence with Crowder's north line, north 84° 04' 29" west, 483.95 feet to an iron pin at Crowder's northwest corner; thence, with Crowder's west line, south 5° 55' 31" west, 736.41 feet to an iron pin at Barham's northeast corner; thence with Barham's northline, north 82° 45' 25" west, 666.62 feet to an iron pin at the southeast corner of

Tract No. 5; thence with the east line of Tract No. 5, north 20° 00' east, 1252.09 feet to an iron pin; thence with the north line of Tract No. 5, the following five (5) calls; north 20° 00' west, 350.00 feet to an iron pin; north 61° 35' west, 350.00 feet to an iron pin; north 75° 57' 35" west, 482.62 feet to an iron pin; north 79° 58' 10" west, 633.84 feet to an iron pin; north 85° 50' 31" west, 421.16 feet to a point in the easterly margin of New Hope Road; thence along the easterly margin of New Hope Road north 6° 12' 35" east 64.75 feet to the point of beginning, containing 28.59 acres, more or less.

Being the same property conveyed to Stephen K. Felts and wife, Susan Smithwick Felts, Trustees of the Felts Joint Revocable Living Trust Agreement U/A/D May 3, 2000, and any Successors in Trust, and any amendments thereto, from Stephen K. Felts, and Susan S. Felts, Individually, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20000531-0054024.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 18th day of May 2026.

Stephen K. Felts, Trustee of the Felts Joint Revocable Living Trust Agreement, Grantor

Susan Smithwick Felts, Trustee of the Felts Joint Revocable Living Trust Agreement, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Stephen K. Felts, Trustee of the Felts Joint Revocable Living Trust Agreement**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of May 2026.

Notary Public

My Commission Expires: 08/19/28

KISHORE KUMAR BIRAMGUDAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Susan Smithwick Felts, Trustee of the Felts Joint Revocable Living Trust Agreement**, the 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 and official seal at office, this 18th day of May 2026.

Notary Public

My Commission Expires: 08/19/28

KISHORE KUMAR BIRAMGUDAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY