Karen Johnson
Batch # 1426958
06/01/2026 02:46:00 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260601-0049181

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 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 Nos.: 087-00-0-188.00, 087-00-0-047.05, and 087-00-0-047.04

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**, (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.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Tract No. 1: This is unimproved property known as 6227 North New Hope Road, Hermitage, TN 37076 (Map & Parcel 087-00-0-047.05)

Land in the 12th Councilmanic District of Davidson County, Tennessee, Being the remainder of Tract No. 1 of the Michael T. McCormick Property as recorded in Deed Book 7618, page 868, and described as follows: Beginning at an iron rod at a point being 362.30 feet from the center line of Old New Hope Road, said point being the southeast corner of Tract No. 2 of the Michael T. McCormick property as recorded in Deed Book 7618, page 868; then North 1 degree 27 minutes East a distance of 337.0 feet to an iron rod, said point being the northeast corner of the John D. McCormick property as recorded in Deed Book 3642, page 593; thence South 87 degrees 08 minutes West a distance of 202.7 feet; thence North 2 degrees 30 minutes East a distance of 143.2 feet; thence South 83 degrees 15 minutes East a distance of 556.2 feet; thence South 3 degrees 15 seconds West a distance of 392.5 feet; thence South 88 degrees 38 minutes West a distance of 362.4 feet to the point of beginning and containing 3.7 acres, more or less. According to survey of John D. McCormick RLS #674 dated 11-6-2002.

Tract No. 2: This is unimproved property known as 6237 North New Hope Road, Hermitage, TN 37076 (Map & Parcel 087-00-0-047.04)

A tract of land in the 12th Councilmanic District of said County, described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated August 30, 1963, revised September 21, 1963, as follows:

Beginning at a point in the center of old New Hope Road at the northwest corner of the property being heretofore conveyed to Karen Goins as recorded in Book 8558, page 713, said point being north 4 degrees, 43 minutes east 150 feet from the northwest corner of the property conveyed to Samuel Edwards, by Deed of record in Book 7156, page 642, said Register's Office; thence leaving said Road and along Karen Goins northerly line north 89 degrees, 13 minutes east 362.30 feet to a point; thence north 1 degree 27 minutes east 157 feet to a point; thence south 87 degrees 08 minutes west 355.15 feet to a point in the center of an old road; thence with the center of the same south 02 degrees 30 minutes west 143.7 feet to the point of beginning, and containing 1.23 acres, more or less.

Tract No. 3: This is unimproved property known as 0 North New Hope Road, Hermitage, TN 37076 (Map & Parcel 087-00-0-188.00)

Being a small triangular parcel of land on the westerly side of the Michael T. McCormick property as recorded in Deed Book 5269, page 226 and 227, Register's Office for Davidson County, Tennessee, and being between the said Michael T. McCormick property and the New No. New Hope Road situated in the 13th Councilmanic District of Davidson County, Tennessee and described as follows:

Beginning at a point on the easterly margin of No. New Hope Road and being in the

center line of Old New Hope Road and being the southwest corner of the Michael T. McCormick property as recorded in Deed Book 5269, pages 226 and 227, Register's Office for Davidson County, Tennessee, thence along the center line of Old New Hope Road in a northerly direction North 2 degrees 30 minutes East a distance of 133.7 feet; thence South 87 degrees 08 minutes West a distance of 13.5 feet to a point in the easterly margin of No. New Hope Road; thence along the easterly margin of No. New Hope Road along a curve to the right a distance of approximately 134 feet to the point of beginning and containing 900 sq. feet, 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 from Stephen K. Felts by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20131122-0120301.

The herein described property is subject to the following:
Easements of record in Book 11079, page 222, Book 5456, page 554, and Book 5446, page 563, Register's Office for Davidson County, Tennessee.

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