Karen Johnson Davidson County
Batch# 1428022 DEEDQC
06/04/2026 01:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260604-0050622

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Woodland Trust 51 Whitworth Blvd. Nashville, TN 37205	**104.14.0G.148.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN PAUL FUNKHOUSER AND JEWELL PARKER FUNKHOUSER, HUSBAND AND WIFE** ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey unto **THE WOODLAND TRUST U/T/A DATED MAY 29, 2026** ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37, as shown on the Whitworth Phase 2, of record in Book 7900, Page 470, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN PAUL FUNKHOUSER AND JEWELL PARKER FUNKHOUSER, Husband and Wife, by deed from BETTYE D. KOONCE, unmarried, of record in Instrument No. 20230901-0068812, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitworth Phase 2, as recorded in Book 7900, Page 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305 and being amended in Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27 and Instrument No. 20170720-0073719, and Agreement recorded in Book 8830, Page 270 and Amendment to the bylaws recorded in Instrument No 20020812-0097386.

This is improved property known as 51 Whitworth Blvd, Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed.]

In witness whereof, Grantors have caused this instrument to be dated and effective this 29 day of MAY, 2026.

GRANTORS:

JOHN PAUL FUNKHOUSER

JEWELL PARKER FUNKHOUSER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JOHN PAUL FUNKHOUSER AND JEWELL PARKER FUNKHOUSER, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of May, 2026.

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-2-26

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 29 day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKE NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 May 29, 2026 (date of document).

Affiant Signature

5-29-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of May, 2026.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY