Karen Johnson
Batch # 1428161
06/05/2026 10:05:02 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260605-0050809

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** MADELYN STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-07-2029	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. This is an exempt transfer. Affiant Subscribed and sworn to before me, this 2nd day of June 2026. Notary public My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner: Hedy E. Davis Living Trust 3621 Quail Dr. Hermitage, TN 37076	Send Tax Bills to: Hedy E. Davis Living Trust 3621 Quail Dr. Hermitage, TN 37076	Map-Parcel #: 86-79 (Part)

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Hedy E. Davis, does hereby quitclaim, transfer and convey unto Hedy E. Davis, as Trustee of the Hedy E. Davis Living Trust dated June 2, 2026, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described in "Exhibit A."

Being the same property conveyed to Hedy E. Davis, from John W. Hayes, Sr. and Mary A. Hayes, by Quitclaim Deed dated December 23, 1988, recorded on February 28, 1989, Book 7742, Pages 218-220, and corrected on June 3, 1989 in Book 7781, Pages 133-145, Register's Office for Davidson County, Tennessee.

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

Property Address: 3621 Quail Drive, Hermitage, Tennessee 37076

Witness my hand this 2nd day of June 2026.

Hedy E. Davis

Hedy E. Davis

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Hedy E. Davis, as 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, at office, this day, June 2, 2026.

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: 10/07/2029

Exhibit A

Being a new tract or parcel of land, lying in the first civil district of Davidson County , Tennessee, lying adjacent to the easterly line of the Chapelwood Subdivision, Section 2, as of record in Plat Book 5200, page 83, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a concrete monument (by others) lying at the northeasterly corner of Lot No. 44, said subdivision and being the northeasterly corner of the herein described property; thence leaving the common line of said subdivision S 48 deg. 00' 36" E, 262.30 feet to an iron pin set at the base of a 4" Cedar and 10" Osage-Orange tree (dead); thence S 18 deg. 49' 43" W, crossing over 2 (two) large fence post at gateway 190.00 feet to an iron pin set; thence S 2 deg. 14' 44" W, 392.70 feet to an iron pin set and being the southeasterly corner of the herein described tract; thence N 89 deg. 29' 14" W, 339.38 feet to an iron pin set in the easterly line of Lot No. 33, Chapelwood Subdivision, Section 2 and being the southwesterly corner of the herein described tract; thence continuing with said easterly line of aforesaid subdivision with the following calls N 1 deg. 27' 59" E, 30.82 feet to an iron pin (by others); thence N 3 deg. 22' 21" W, 12.78 feet to iron pin set; thence N 3 deg. 25' 11" E, 137.20 feet to an iron pin (by others); thence N 1 deg. 24' 31" W, 44.12 feet to an iron pin set; thence N 1 deg. 41' 45" E, 106.01 feet to an iron pin (by others); thence N 0 deg. 23' 42" E, 65.67 feet to an iron pin set in the easterly line of Lot No. 38, of the aforesaid subdivision; thence N 31 deg. 07' 38" E, crossing over a concrete monument (by others) at the common corner of Lots 39, 40 and Lot No. 43 and then passing the terminus of Quail Drive 407.00 feet to the point of beginning and containing 5.00 acres, more or less.