Karen Johnson Davidson County
Batch# 1429895 DEEDQC
06/09/2026 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0052118

PREPARED BY:

Tommy Kinney, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Madeline M. Guthrie
AFFIANT

Subscribed and sworn to before me on this day, June 9, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Madeline Marie Guthrie Revocable Living Trust
1823 Hudson Road
Madison, TN 37115

Send Tax Bills To:
Madeline Guthrie
P.O. Box 1472
Madison, TN 37116

Map-Parcel Number:
063-220

QUITCLAIM DEED

Madeline M. Guthrie, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Madeline Marie Guthrie Revocable Living Trust**, dated June 9, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 9, 2026**.

Madeline M. Guthrie

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Madeline M. Guthrie**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 9, 2026.

Notary Public

My Commission Expires: _____

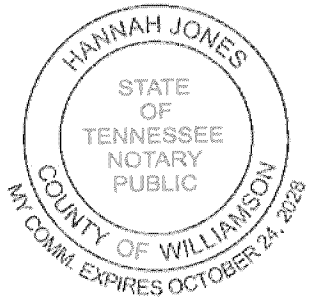


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. l, on the Final Plat of City Road Chapel United Methodist Church subdivision, of record in Plat Book 8250, Page 362, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Madeline M. Guthrie, unmarried from City Road Chapel United Methodist Church, a Tennessee Not-for-Profit corporation, by deed of record in Book 9600, Page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to, the restrictive covenants of record in Book 9413, Page 23, said Register's Office and easements and setback lines as set forth on the above plan of record.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1823 Hudson Road, Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 June 9, 2026.

Affiant Signature

6/9/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 9, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028