Karen Johnson Davidson County
Batch# 1431830 DEEDQC
06/10/2026 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260610-0052630

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Michael T. Underwood, et ux.

TO:

Michael Thomas Underwood and Lydia Ruth Underwood, Trustees of the Underwood Family Revocable Trust dated June 10, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 10th day of June, 2026, by **Michael T. Underwood and Lydia R. Underwood, husband and wife** ("Grantors"), to **Michael Thomas Underwood and Lydia Ruth Underwood, Trustees of the Underwood Family Revocable Trust dated June 10, 2026, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Lazy Acres, as of record in Book 3500, Page 146, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 8 fronts 152 feet on the westerly side of Brannom Drive and extends back 290.2 feet on the northerly line and 289.3 feet on the southerly line to a dead line measuring 152 feet thereon.
>
> BEING the same property conveyed to Michael T. Underwood and Lydia R. Underwood, husband and wife, by Quitclaim Deed from Michael Thomas Underwood and Lyida R. Falconnier, husband and wife, dated January 12, 2021, and recorded on January 19, 2021, as Instrument No. 20210119-0008027, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved real property known as: **1420 Brannom Drive, Madison, TN 37115.**

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

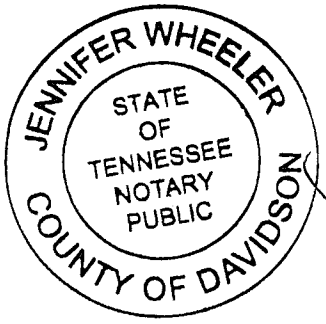
Michael T. Underwood
Grantor

Lydia R. Underwood
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael T. Underwood and Lydia R. Underwood**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of June, 2026.



Notary Public

My Commission Expires: 11·5·29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Michael Thomas Underwood and Lydia Ruth Underwood, Trustees 1420 Brannom Drive Madison, TN 37115	Same/Owner	1420 Brannom Drive Madison, TN 37115 063-01-0-044.00

Certificate of Authenticity

I, Thomas W. Stellman, 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 June 10, 2026.

Affiant Signature

6-10-26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
10th day of June, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON