Prepared by, and after recording return to:
Jeffrey A. Messenger
6015 Lickton Pike
Goodlettsville, TN 37072

Karen Johnson
Batch # 1432742
06/11/2026 12:14:55 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260611-0053084

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 **, Affiant**
Subscribed and sworn before me this the 11 **Day of** June **, 20** 26.
P. Gilhare **, Deputy Register**

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OATH OF CONSIDERATION

I/we hereby swear or affirm that the actual consideration for this transfer is $0. The transfer is by a transferor of real estate to a revocable living trust created by the same transferor and is therefore not subject to recordation tax.

This 24 day of March, 2026.

Jeffrey A. Messenger, Affiant

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey A. Messenger**, a single man, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Jeffrey A. Messenger**, Trustee and his successors in trust of the Jeffrey A. Messenger Revocable Living Trust dated March 24, 2026, hereinafter "Grantees", their successors and assigns forever, all of Grantors' rights in the following lands and property, together with all improvements located thereon, lying in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jeff Monson and Elaine Sinner of record in Instrument No. 200006210061769, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Tax ID: **017-00-0-301.00**

Commonly Known As: **6015 LICKTON PIKE, GOODLETTSVILLE, TN 37072**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds of Davidson County, state of Tennessee: Instrument Number 20220504-0051523.

WITNESS Grantor(s) hand(s) this the 24 day of March, 2026.

Jeffrey A. Messenger, Grantor

State of Tennessee
County of Davidson

On this 24 day of March, ~~2025~~ DMB 2026, before me personally appeared Jeffrey A. Messenger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24 day of March, 2026.

Notary's Signature

Seal

My commission expires: 1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor(s) Name, Address, phone:
Jeffrey A. Messenger
6015 Lickton Pike
Goodlettsville, TN 37072

Grantee(s) Name, Address, phone:
Jeffrey A. Messenger
6015 Lickton Pike
Goodlettsville, TN 37072
SEND TAX STATEMENTS TO GRANTEE