MAIL

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

Karen Johnson
Batch # 1432881
06/12/2026 08:25:45 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260612-0053279

BK: 10043 PG: 191-194
26019577

4 PGS:AL-QUITCLAIM DEED	
1110950	
06/03/2026 - 08:01 AM	
BATCH	1110950
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

#2635

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Teresa A. Fann and Stephanie Fann	**(NEW OWNERS)**	**Map/Parcel:032-004.01(Williamson)**
PO Box 487		**Map/Parcel:18700004100(Davidson)**
Nolensville, TN 37135		**Map/Parcel: 18700010300(Davidson)**
This instrument prepared by: Southern Land Title & Escrow, Inc., 9927 Sam Donald Court, Ste B, PO Box 217, Nolensville, TN 37135. This instrument was prepared based on information furnished by the parties and no title examination was performed by the preparer for this conveyance.		

QUITCLAIM DEED

Know all persons by these presents, **Teresa A. Fann**, (hereinafter collectively referred to as the "Grantor"), does hereby quitclaims and conveys to **Teresa A. Fann and Stephanie Fann, joint tenants with rights of survivorship**, (hereinafter referred to as the "Grantees"), all of Grantor's right, claim, title and interest in the following described real estate located in **WILLIAMSON AND DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

This is the same description as used in the last Deed of record.

Said property is conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record that may affect the premises.

This is improved real property located on 2176 Kidd Road, Nolensville, TN 37135 and unimproved land on Battle Road, Nolensville, TN 37135.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
Affiant Walter T Duggan III	JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
Subscribed and sworn to before me this 29th **day of May, 2026.** Judy Painter-Rose **Notary Public:** **My Commission Expires:** 10/14/2026	

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of May, 2026.

Teresa A. Fann
TERESA A. FANN

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **TERESA A. FANN,** whom I am personally acquainted with (or proved to me since satisfactory evidence), and who, upon oath acknowledged that **SHE** executed the foregoing instrument for the purposes therein contained.

Judy Painter-Rose
Notary Public

My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"

Tract 1:
M/P 032-004.01- (Williamson)
M/P 18700010300- (Davidson)

Land in Williamson County, Tennessee, and Davidson County, Tennessee.

BEING a subdivision of Lot No. 2 of the partitioned Guthrie Land, as shown on the plan recorded in Minute Book "CC" page 106, Circuit Court for Davidson County, Tennessee, and described more particularly as follows as follows according to a survey by John W. Sullivan, TN No. 1323, dated September 12, 1986, as follows:

BEGINNING at a point being the Southwest corner of Lot No. 2 belonging to Charles Willard Fann, et ux recorded in Book 6436, page 458, Register's Office for Davidson County, Tennessee, and the Southeast corner of Lot No. 3 of said Plan belonging to William Guthrie as recorded in Book 6575, page 667, Register's Office, Davidson County; thence North 2 degrees 59' 58" W 5.0 feet to an iron pin; thence with a meandering existing fence row North 2 degrees 59' 58" W 808.19 feet to an iron pin; North 3 degrees 13' 07" W 137.27 feet to an iron pin; North 2 degree 14' 15" W 140.19 feet to an iron pin at a corner post of said fence; thence along an existing fence S 89 degrees 55' 13" W 387.03 feet to an iron pin; thence South 3 degrees 05' 33" E 1093.44 feet to an iron pin; thence 3 degrees 05' 33" E 5.0 feet to a point on the Northern right-of-way of Kidd Road; thence along the Northern right-of-way of Kidd Road N 88 degrees 45' 00" E 383.59 feet to the beginning.

TOGETHER WITH A PRIVATE TWENTY-FOOT WATER LINE EASEMENT across Charles Willard Fann et ux property recorded in Book 6436, page 458, Register's Office, Davidson County, Tennessee, to serve a 9.613-acre tract of land described herein. The centerline of said 20-foot easement begins in the Westerly line of Charles W. Fann's property, being N 3 degrees 05' 33" W and 766.27 feet from the north margin of Kidd Road; thence said centerline runs N 85 degrees 11' 39" W 422 feet, more or less, to the East margin of Fann Road.

An easement is hereby granted for all the land situated in Williamson County, for the septic tank and sewage soil absorption areas.

Being the same property conveyed to Charles W. Fann and wife, Teresa A. Fann by warranty deed from Charles Willard Fann and wife, Sarah Byrd Fann of record in Vol 685, page 231, Register's Office for Williamson County, Tennessee and in Book 7307, page 553, Register's Office for Davidson County, Tennessee.

Tract 2:
M/P 18700004100

Land in Davidson County, Tennessee, and particularly described as follows:

BEGINNING at an iron pin found in the Westerly line of that parcel of land conveyed to William Sidney Guthrie Et Ux of record in Deed Book 6575, page 667, R.O.D.C., Tennessee at the Northeast corner of that parcel of land conveyed to Charles W. Fann Et Ux of record in Vol 685, page 231, R.O.W.C., Tennessee and Deed Book 7307, page 553, R.O.D.C., Tennessee;

THENCE, with the Northerly line of Fann, N 82 degrees 15' 30" W 387.03 feet to an iron pin found; thence, with a new line of division, N 04 degrees 43' 44" E, 1072.16 feet to an iron pin set; thence, with a new line of division, S 85 degrees 16' 16" E, 383.78 feet to an iron pin set; thence with the Westerly line of Guthrie, S 04 degrees 35' 11" W, 1092.51 feet to the point of beginning and containing 9.568 acres of land according to a survey dated

November 21, 1995 by Mark S. Goodman, R.L.S.#1491, Franklin, Tennessee. (AKA Tract 3 in the Mark S. Goodman survey dated November 21, 1995).

Being part of the same property conveyed to Charles Wesley Fann and wife, Teresa A. Fann by quitclaim deed from Larry R. Williams, Trustee for the purpose of caring out the intent of this conveyance of record in Book 1615, page 38, R.O.W.C. and in Book 10842, page 24, R.O.W.C. (AKA Tract 2 in this Deed). The said Charles Wesley Fann having since died on April 18, 2016 and title vested in Teresa A. Fann as the sole surviving tenant by the entirety.

Further being part of property conveyed to Charles Williard Fann and wife, Sarah Byrd Fann of record in Deed Book 102, page 209, R.O.W.C., Tennessee and Deed Book 6436, page 457, R.O.D.C., Tennessee.