Karen Johnson Davidson County
Batch# 1435206 DEEDQC
06/17/2026 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260617-0055038

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
James Robert James, Co-Trustee Helen Hutcheson James, Co-Trustee Maple Tree Trust 5628 Clovermeade Drive Brentwood, TN 37027	same	171 04 0 038.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James R. James and Helen Hutcheson James (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to James Robert James and Helen Hutcheson James, and their successors in trust, as Co-Trustees of the Maple Tree Trust dated June 16, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND in Davidson county, Tennessee, being Lot No. 122 on the Plan of Cloverland Acres, section Eleven, of record in Book 5200, Page 93, Register's Office for said County.

SAID Lot No. 122 fronts 123.41 feet on the East side of Clovermeade Drive and extends back 353.34 feet on the North line and 362.28 feet on the South line to a dead line measuring 140.01 feet thereon.

Being the same property conveyed to James R. James and wife, Helen Hutcheson James, as tenants by the entirety, by Deed dated July 18, 1989, from Donald Edward Gerstle and wife, Stefanie Vaughan Gerstle, of record in Book 7892, page 436, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 5628 Clovermeade Drive, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions, covenants, encumbrances, easements, setback lines, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Maple Tree Trust dated June 16, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of James R. James and wife, Helen Hutcheson James, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16th day of June, 2026.

James R. James, Grantor

Helen Hutcheson James, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James R. James, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16 day of June, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Helen Hutcheson James, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 16 day of June, 2026.

Erica L. Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Helen Hutcheson James
Helen Hutcheson James, Affiant

Subscribed and sworn to before me this 16 day of June, 2026.

Erica L. Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 16, 2026.

Carla L Lovell

Carla Lovell

6-16-2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16 day of June, 2026.

Erica L Martin

Notary Public

My Commission Expires: May 8, 2029

