Prepared By:
Benetta Wright
1009 Cheyenne Trace

Madison, TN 37115

After Recording Return To:
217 Becklea Drive
MADISON, Tennessee 37115

Karen Johnson Davidson County
Batch # 1437095 DEEDQC
06/23/2026 09:48:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260623-0056296

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 08, 2026 THE GRANTOR(S),

Benetta Wright ("Grantor"), a single person, of 1009 Cheyenne Trace, Madison, Davidson County, Tennessee 37115

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

The Benetta Wright Revocable Living Trust, ("Grantee") Latoya Cosby, Trustee, residing at 217 Becklea Drive, Madison, Davidson County, Tennessee 37115

the following described real estate, situated in Madison, in the County of Tennessee, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot 15, CHEYENNE TRACE, as shown on plat of record in Plat Book 7900, Page 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Prior instrument reference: 20110928-0075072

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

"Transfer into revocable living trust for estate planning purposes only."

"Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)."

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 053-05-0A-015.00 CO

Mail Tax Statements To:
Latoya Cosby
217 Becklea Drive
MADISON, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: June 18, 2026

Benetta L. Wright

Benetta Wright
1009 Cheyenne Trace
Madison, Tennessee, 37115

TINA MABRY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 18th day of June 2026 before me personally appeared Benetta Wright, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

FSO

Title (and Rank)

My commission expires July 2, 2029

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

Latoya Cosby

Affiant

Affiant's Name: Latoya Cosby

Subscribed and sworn before me, this 18th day of June, 20 26

TINA MABRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

FSO

Title (and Rank)

My commission expires July 2, 2029