Karen Johnson Davidson County
Batch # 1438055 DEEDQC
06/25/2026 08:54:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057289

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Jessica S. Lillard, Trustee
Jessica S. Lillard Trust
725 Jessica Taylor Drive
Madison, TN 37115

Send tax notice to: Jessica S. Lillard, Trustee
Jessica S. Lillard Trust
725 Jessica Taylor Drive
Madison, TN 37115

Map and Parcel No. 053 13 0 142.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Jessica S. Lillard**, a single person, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Jessica S. Lillard, Trustee of the Jessica S. Lillard Trust** ("Grantee"), a revocable living trust under agreement dated June 22, 2026, Grantor's entire interest in and to a certain parcel or tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Phase II, Kimbolton, of record in Plat Book 6900, Pages 792, 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

The legal description is taken from the prior deed of record. This improved property is commonly referred to as 725 Jessica Taylor Drive, Madison, TN 37115.

This conveyance is subject to:

All matters set forth per Plat Book 6900, Page 792-794, said Register's Office.

Restrictions of record in Book 7265, Page 655, as amended of record in Book 7464, Page 969, as amended of record in Book 7470, Page 126, as amended of record in Book 7799, Page 50, as amended of record in Instrument 20060126-0009811, said Register's Office.

By-Laws of record in Instrument 20030226-0025658.

Charter of Homeowner's Association as shown of record in Book 7843, Page 982, Book 7507, Page 67, said Register's Office.

Being the same property conveyed from Farid H. Jannesar and Cherie M. Jannesar to Jessica S. Lillard, a single person, by warranty deed, of record in Instrument 20100730-0059925, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 22 day of June, 2026.

Jessica S. Lillard

Jessica S. Lillard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, **Jessica S. Lillard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2026.

NOTARY PUBLIC

My Commission Expires:
06-20-2029

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.