Karen Johnson Davidson County
Batch# 1438204 DEEDQC
06/25/2026 12:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260625-0057508

Prepared By:
Darsi N. Sirknen
Woolf, McClane, Bright, Allen & Carpenter, PLLC
900 S. Gay Street, Suite 900
Knoxville, TN 37902

Owner and Responsible Taxpayer:
Susan Lorette Geyer, Trustee
304 Brandywine Drive
Old Hickory, TN 37138

Tax Identification Numbers: 044-11-0-204.00; 044-11-0-004.00; 054-13-0-069.00

QUITCLAIM DEED

This INDENTURE is made on this 10th day of June, 2026, ~~2025,~~ by and between SUSAN LORETTE GEYER (a/k/a SUSAN LORETTE ANDERSON GEYER) ("Grantor") and SUSAN LORETTE GEYER, as TRUSTEE of the SUSAN L. GEYER REVOCABLE TRUST ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and quitclaimed and does hereby release and quitclaim unto Grantee all of the estate, right, title, and interest of Grantor in and to that certain real property and premises described in Exhibit A attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has set her hand and seal as of the date first above written.

Susan Lorette Geyer
(a/k/a Susan Lorette Anderson Geyer)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Susan Lorette Geyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, this 10th day of June, 2026, ~~2025.~~

Notary Public

My Commission Expires:
03/05/2030

JULIAN ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

6786916.1

I hereby swear or affirm that the actual consideration of this quitclaim deed is $0.00.

Affiant

Subscribed and sworn to before me this 10th day of June 2026, ~~2025~~.

Notary Public

My Commission Expires:
03/05/2030

JULIAN ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

6786916.1

EXHIBIT A
PROPERTY DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, being Parcel "B-1" and "B-2" on the Plan of the Resubdivision of Parcel "B," situated in the 4th Civil District of Davidson County, Tennessee, and recorded in Deed Book 1972, page 143, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Bryan Street, said point being 100 feet in a northerly direction from the centerline of Donelson Avenue; thence N 0° 45' E a distance of 151.8 feet to an iron pin; thence along a curve to the left with a radius of 300 feet, a distance of 9.5 feet to an iron pin; thence N 89° 15' W a distance of 220 feet to an iron pin; thence S 6° 04' E a distance of 162.40 feet to an iron pin; thence S 89° 15' E a distance of 201.00 feet to an iron pin, being the point of beginning, and containing 0.78 acres, more or less.

Being the same property conveyed to Susan Lorette Geyer by Quitclaim Deed from Richard L. Geyer, dated May 14, 2021, of record at Instrument No. 20210608-0076746 in the Register's Office for Davidson County, Tennessee. See also Instrument No. 20000106-002101 in the Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, TN, being lot No. 15 on the Plan of Brandywine Farms, Section 1, as of record in Plat Book 3600, page 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Lorette Anderson Geyer by Quitclaim Deed from Floretta H. Anderson, Trustee of the Floretta H. Anderson Revocable Living Trust, dated January 20, 2022, of record as Instrument No. 20220202-0012208 in the Register's Office for Davidson County, Tennessee.

Same descriptions as prior deeds of record, no surveys having been prepared at the time of this Deed.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREON. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Tennessee Certification of Electronic Document

I, Lucretia Albert, do 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 06-10-2026 (date of document).

Lucretia Albert
Affiant Signature

06/10/2026
Date

State of Tennessee

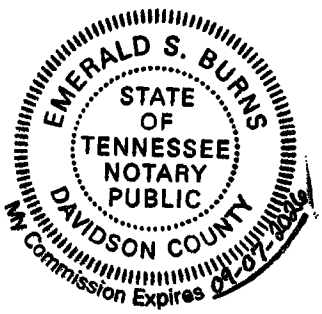
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



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