Karen Johnson Davidson County
Batch# 1438908 DEEDQC
06/29/2026 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260629-0058547

PREPARED BY:

Cameron G. Waltman, Esq.
HAZARD LAW, PLLC
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615.208.4532 | CAMERON@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 29, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES OCTOBER 24, 2027 COUNTY OF WILLIAMSON

New Owner Address:
Wyatt Family Trust
4629 Chalmers Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 10 0 030.00

QUITCLAIM DEED

Eugene G. Wyatt, III and wife, Deborah K. Wyatt (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Wyatt Family Trust**, dated June 29, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 29, 2026**.

Eugene G. Wyatt, III

Deborah K. Wyatt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Eugene G. Wyatt, III and Deborah K. Wyatt**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 29, 2026.

Notary Public

My Commission Expires: _____

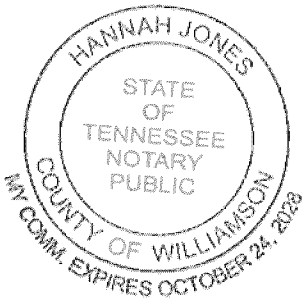


EXHIBIT A

Being Lot No. 225 on the Plan of Tynewood Estates, Section I, as of record in Book 2900, page 88, Register's Office for Davidson County, Tennessee.

Said Lot fronts 169.6 feet on the West side of Chalmers Drive and runs back, 259.7 feet on the North line and 253.8 feet on the South line, to a dead line in the rear on which it measures 195 feet.

Being the same property conveyed to Eugene G. Wyatt, III and wife, Deborah K. Wyatt from Clarence O. Ingram, Executor for the Estate of Earl Lloyd Perdue and Louis E. Mount, Jr., Executor for the Estate of Cora Lee Mount Perdue, by deed of record in Book 7982, Page 405, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 4629 Chalmers Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 29, 2026.

Cameron Waltman
Affiant Signature

6/29/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 29, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028