Karen Johnson Davidson County
Batch# 1442965 DEEDQC
07/07/2026 01:24:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260707-0061135

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
JDM and HKM Community Property Trust James Daniel Massie, Jr. and Heather Kennel Massie, Co-Trustees 213 Cherokee Station Drive Nashville, Tennessee 37209	Same	103-08-0D-026.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Heather K. Massie and husband, James D. Massie, by these presents do hereby quitclaim, and by these presents transfer and convey unto James Daniel Massie, Jr. and Heather Kennel Massie, as Co-Trustees of the JDM and HKM Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "Property").

This is improved property known as 213 Cherokee Station Drive, Nashville, Tennessee 37209.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on **Exhibit B**.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 10 day of June, 2026.

Heather K Massie
HEATHER K. MASSIE

JAMES D. MASSIE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Heather K. Massie and James D. Massie, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of June, 2026.

MATTHEW B. LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2029

Matt Little
Notary **Public**

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

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

MATTHEW B. LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2029

Matt Little
Notary **Public**

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather K. Massie and James D. Massie, by Warranty Deed from Cherokee Crossing Partnership, a Tennessee partnership, of record in Instrument No. 20070907-0107656, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. An adjoining permanent 5 foot outdoor living space easement over a portion of the adjoining Lot No. 25 for the benefit of Lot No. 26. Said easement is shown and described on Exhibit "C" attached hereto and incorporated herein. Said easement to run with the land.

2. A permanent outdoor living space and fence easement over Lot 26 for the benefit of Lot 27. Includes all the land between the lot line and the outside face of the house wall on Lot 26 as shown and described by reference on Exhibit "D" attached hereto and incorporated herein.

3. Matters, including easements, shown on the recorded plan referenced above, to Restrictive Covenants and By-Laws incorporated therewith as Exhibit "C" of record as Instrument No. 20051215-0150402, RODC, and to applicable public utility easements.

EXHIBIT "C"

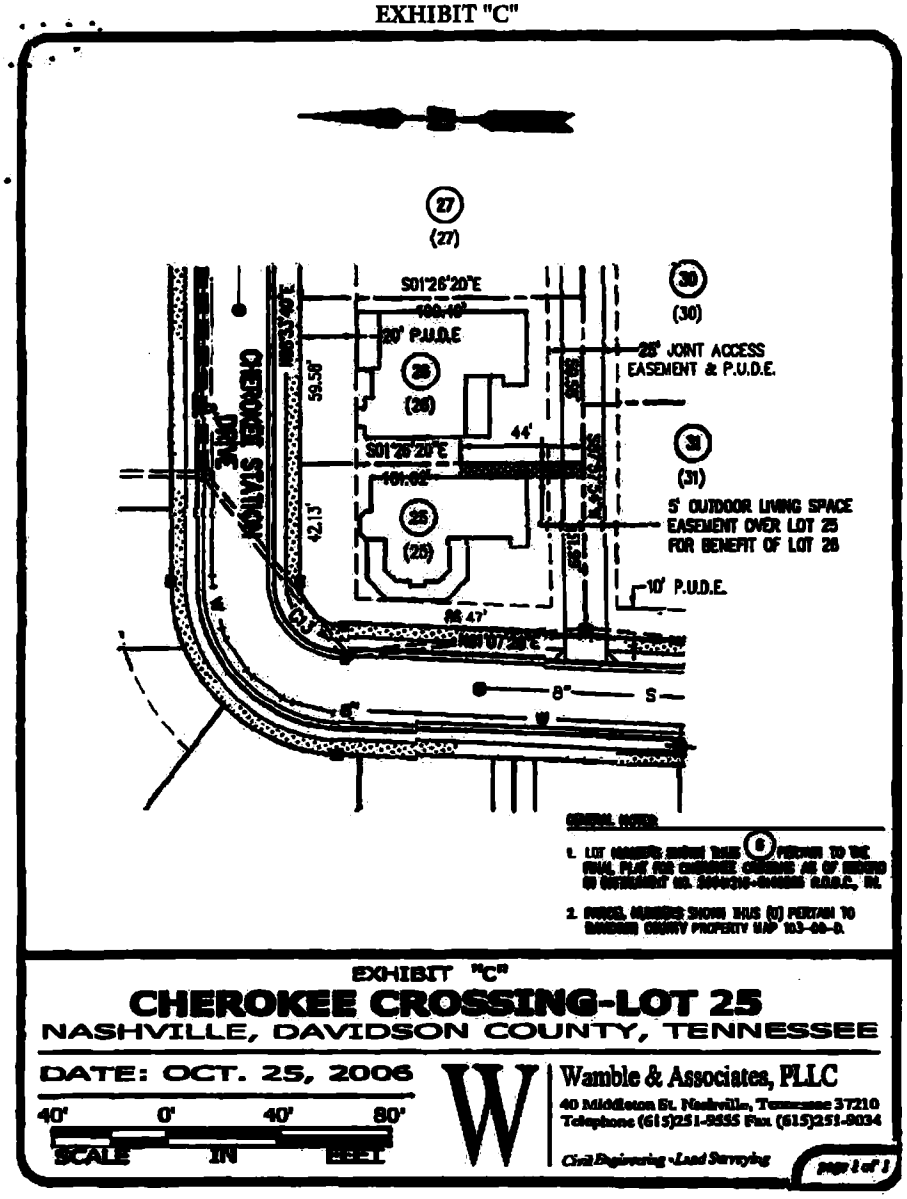


EXHIBIT "C"

CHEROKEE CROSSING-LOT 25

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: OCT. 25, 2006

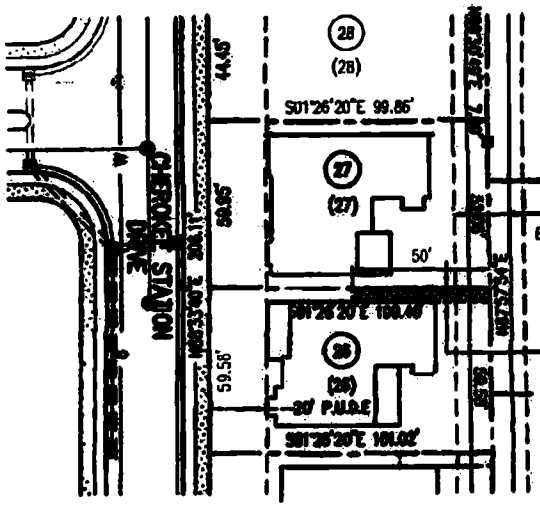
40' 0' 40' 80'

SCALE IN FEET

Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering · Land Surveying

page 1 of 1

EXHIBIT "B"



GENERAL NOTES:

1. LOT NUMBERS SHOWN THUS (0) PERTAIN TO THE FINAL PLAT FOR CHEROKEE CROSSING AS OF RECORD IN INSTRUMENT NO. 20070209-0016060 R.O.D.C., TN.
2. PARCEL NUMBERS SHOWN THUS (0) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP 103-08-0.

EXHIBIT "B"

CHEROKEE CROSSING-LOT 26

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: FEB. 12, 2007

40' 0' 40' 80'

SCALE IN FEET

Wamble & Associates, PLLC
40 Middleton St. Nashville, Tennessee 37210
Telephone (615)251-9555 Fax (615)251-9034
Civil Engineering - Land Surveying

page 1 of 1

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 June 10, 2026.

Date: July 6, 2026

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on July 6, 2026.



Notary Public

My Commission Expires: 09/05/2028