2026-0501

Name and Address of New Owner:
K. Thomas Sidwell
121 First Ave. S, Suite 200
Franklin, TN 37064

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1443111 DEEDQC
07/07/2026 04:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0061331

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26040658

Map and Parcel: 140 00 0 054.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Elizabeth Ann Palmer, Trustee of The Karen Ann Surber Living Trust, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto K. Thomas Sidwell, hereinafter called the GRANTEE, his heirs and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey Surveyor #823, dated July 25, 1995, known as Job #950094, more particularly described as follows:

Beginning at an iron pin set in the center line of 50' joint use ingress, egress and public utility easement, said point of beginning is also the northeast corner of Tract 6 of the Heath Property, Division not of record, and also is in the line of tract 11 of said division; thence, with the northerly line of Tract 6 and leaving the easement, North 87 deg. 00' 00", West 997.13' to an iron pin set in the line of the Westinghouse credit property of record in Book 8230, page 001, R.O.D.C. TN; said point is also the northwest corner of said Tract 6 of the Heath Property division; thence, leaving Tract 6 and with the line of said Westinghouse Credit Property, North 03 deg. 00' 00", East 300.00' to an iron pin, the southwest corner of Tract 8 of the Heath Property division; thence, leaving Westinghouse Credit Property and with the southerly line of Tract 8, South 87 deg. 00' 00", East 659.64' to an iron pin set in the center of the said 50' joint use ingress, egress and public utility easement said point is also in the line of Tract 10 of the Heath Property division; thence, with the center line of said easement of said easement, the following calls: South 46 deg. 32' 08" East 146.54' to an iron pin; thence, continuing with said easement, South 44 deg. 52' 12" East, passing the southwestern common corner of Tracts 10 and 11 of said Heath Property division at 52.30' in all 203.31' to an iron pin; thence, South 44 deg. 40' 24" East 101.76' to the point of beginning, containing 5.72 acres, more or less.

Being the same property conveyed to Karen Ann Surber, an unmarried woman by Quitclaim Deed filed for record on April 9, 2013 in Instrument Number 20130409-0035199, of the Register's Office in Davidson County, Tennessee. The said Karen Ann Surber died on August 20, 2025, testate. See Probate Case 25P1891, Davidson County Seventh Circuit Court. Being the same property conveyed to The Karen Ann Surber Living Trust, dated January 23, 2001 by Executor's Quitclaim Deed filed for record on April 17, 2026 in Instrument Number 20260417-0031657, of the Register's Office in Davidson County, Tennessee.

This is improved property known as: 8692 Poplar Creek Road, Nashville, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6 day of July, 2026.

Elizabeth Ann Palmer, Trustee of The Karen Ann Surber Living Trust

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Elizabeth Ann Palmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of The Karen Ann Surber Living Trust and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th of July, 2026.

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 6th day of July, 2026.

Notary Public
My Commission Expires: 12-29

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 6 day of July, 2026.

K. Thomas Sidwell
Date: 7-6-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 6 day of July, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY