Karen Johnson Davidson County
Batch# 1444041 DEEDWARRSP
07/10/2026 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260710-0062581

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

ESTATE LAWYERS, PLLC
18700 NORTH HAYDEN ROAD
SUITE 470
SCOTTSDALE, AZ 85255

OWNER (SEND TAX BILLS TO):

ERIC J. DAVIDSON, TRUSTEE
LAURA A. DAVIDSON, TRUSTEE
4037 MANDRAKE PLACE
LEBANON, TN 37087

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledge, Eric Jon Davidson and Laura Ann Davidson, husband and wife, (herein, "Grantor"), whose address is 4037 Mandrake Place, Lebanon, Tennessee 37087, hereby sells, transfers and conveys to Eric J. Davidson and Laura A. Davidson, Trustees, or any successors in trust, under the Davidson Trust dated December 26, 2015, and any amendments thereto (herein, "Grantee"), whose address is 4037 Mandrake Place, Lebanon, Tennessee 37087, all of Grantors' interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1623 Stonewater Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantors' heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

Map-Parcel No.: 097-02-0A-131.00

This Instrument Prepared By: ESTATE LAWYERS, PLLC
18700 NORTH HAYDEN ROAD
SUITE 470
SCOTTSDALE, AZ 85255

WITNESS my hand and seal this 6 day of July, 2026.

GRANTORS:

Eric Jon Davidson

Laura Ann Davidson

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric Jon Davidson and Laura Ann Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of JULY, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/22/2029

MADISON A. WEST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Grantees:

Davidson Trust dated December 26, 2015

Eric J. Davidson, Trustee

Laura A Davidson

Laura A, Davidson, Trustee

Subscribed and sworn to under oath before me, this 16th day of July, 2026 by Eric J. Davidson and Laura A. Davdison, as Trustees of the Davidson Trust dated December 26, 2015.

[Affix Notary Seal]



Madison A West

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/22/2029

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Jon Davidson and Laura Ann Davidson, husband and wife, by Warranty Deed from Kendra Lang Frank, a married woman, of record in Instrument No. 20210618-0082273, in the Register's Office of Davidson County, Tennessee, dated June 9, 2021, and recorded on June 18, 2021.

Tennessee Certification of Electronic Document

I, Marque Carey, 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 07/09/2026 (date of document).

Affiant Signature

07/09/2026
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 9th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08/02/2027

NOTARY'S SEAL

RYAN G MAGEL
Notary Public - Arizona
Maricopa County
Commission # 656695
My Comm. Expires Aug 2, 2027