Karen Johnson
Batch # 1447352
07/15/2026 11:54:53 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260715-0063997

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE TROTTER AND MILLER LIVING TRUST
dated the 14th, July of 2026.
Margaret Ann Trotter and Linda Ray Miller,
Trustees
1516 Beaus Way,
Madison, Tennessee, 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
051 15 0C 022.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Margaret Ann Trotter and Linda Ray Miller as spouses and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE TROTTER AND MILLER LIVING TRUST dated the 14th of July, 2026 all their right, title and interest in and to a certain tract of land as described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Walton Oaks, Subdivision, Section 2, of record in Instrument No. 20030904--0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brent Holder, an unmarried man, by Warranty Deed from Kimberly P. Washington, unmarried, dated October 29, 2015, of record in Instrument No. 20151102-0111028, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Ann Trotter and Linda Ray Miller, spouses married to each other, by Warranty Deed from Brent Holder, an unmarried man of record as Instrument No. 20181029-0106536, Register's Office for Davidson County, Tennessee, dated October 26th, 2018 and recorded October 29th, 2018.

THIS CONVEYANCE REMAINS SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20030904-0128576, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

AH easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

The property is commonly known as 1516 Beaus Way, Madison, Tennessee, 37115.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the spousal grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the spouses had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, Margaret Ann Trotter, the above listed grantor conveys my interest in the real property to THE TROTTER AND MILLER LIVING TRUST dated 14th, July, 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

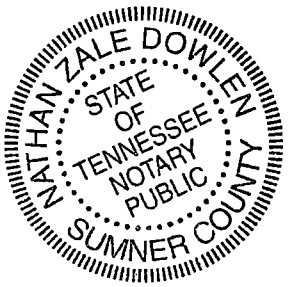
Signed this 14th of July, 2026.

Margaret Ann Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Margaret Ann Trotter with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 14th of July, 2026.



Notary Public
My Commission Expires:

DEC 19 2028

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I, Linda Ray Miller, the above listed grantor conveys my interest in the real property to THE TROTTER AND MILLER LIVING TRUST dated 14th, July, 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

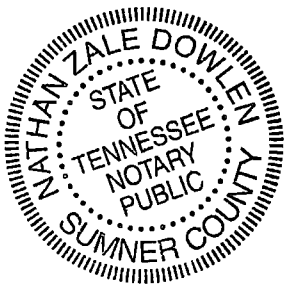
Signed this 14th of July, 2026.

Linda Ray Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Linda Ray Miller with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 14th of July, 2026.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I, Margaret Ann Trotter, do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Signed this 14th of July, 2026.

Margaret Ann Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me, a Notary Public of said County and State, personally appeared Margaret Ann Trotter with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

SWORN TO AND SUBSCRIBED before me, this 14th of July, 2026.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

ATTESTATION as per *Tenn. Code. Ann. § 66-22-101*

The foregoing affidavit was signed, sealed, published, signified and declared by Margaret Ann Trotter. This occurred in our presence. We were all present at the same time, and in by Margaret Ann Trotter's presence. We are signing at by Margaret Ann Trotter's request, and in the presence of each other, have hereunto subscribed our names as witnesses, the day and year first above written. Each of us was acquainted with Margaret Ann Trotter when the document was executed.

Anne Marlin, RN (retired)
566 Becks Place
Gallatin, Tennessee 37066
(615) 500-2288

Theresa J. Law, LPN
1260 Rapids Road
Portland, Tennessee 37148
(615) 478-8673

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.