**This Instrument Prepared By:**
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch # 1449336 DEEDQC
07/20/2026 02:01:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20260720-0065537

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| Mary Ella Eubanks, Trustee of the Mary Ella Eubanks Revocable Living Trust dated May 30, 2019<br>759 Wescott Lane<br>Nolensville, TN 37135 | | 187 05 0A 149.00 |

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Mary Ella Eubanks
AFFIANT

Sworn to and subscribed before me this 1st day of July 2026.

Julie Moses
Notary Public

JULIE MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2028

(Notary Stamp)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARY ELLA EUBANKS** (Grantor), by these present do hereby quitclaim and convey unto **MARY ELLA EUBANKS, TRUSTEE OF THE MARY ELLA EUBANKS REVOCABLE LIVING TRUST DATED MAY 30, 2019**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Burkitt Springs, Phase 3, of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to the Grantor by deed from Cheryl M. Jarchow, unmarried, of record in Instrument No. 20260623-0056377, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above-described parcel of land is subject to the following:**

1. **Subject to all matters shown on the Plan of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee.**
2. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, with Supplemental to annex Phase 3 of record in Instrument No. 20170925-0097954, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
3. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.**

**This property is also known as improved property located at 759 Westcott Lane, Nolensville, TN 37135.**

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

WITNESS MY HAND this 1st day of July, 2026.

By: Mary Ella Eubanks
MARY ELLA EUBANKS

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ella Eubanks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN Williamson County this 1st day of July, 2026.

Julie Moses
NOTARY PUBLIC
My Commission Expires: 9-19-2028

JULIE MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2028