Karen Johnson Davidson County
Batch# 1449382 DEEDQC
07/20/2026 03:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260720-0065603

Heritage

BK: 10056 PG: 307-310
26021576

4 PGS:AL-QUITCLAIM DEED	
1113184	
06/16/2026 - 04:27:07 PM	
BATCH	1113184
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Address of New Owner:
Maxie Edward Davenport, Jr. &
Marci J. Toerpe
593 Drom Ct.
Antioch, IL 60002

Send Tax Bills To:
Same

Map-Parcel:
02300012500

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Jennifer A. Stastny is the duly authorized successor Trustee under the Trust Declaration dated March 11, 2023, made by Jacqueline S. Phillips (the "Trust"); and,

WHEREAS, the said Jacqueline S. Phillips, the settlor and initial trustee of the Trust, passed away on or about January 9, 2026, a citizen and resident of the State of Illinois; and,

WHEREAS, among other things, the terms of the Trust provide that upon the death of the said Jacqueline S. Phillips certain real property was to be distributed to the hereinbelow designated Grantee.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in accordance with the terms of the Trust, the said **Jennifer A. Stastny**, in her capacity as Successor Trustee Trust Declaration dated March 11, 2023, made by Jacqueline S. Phillips, and not otherwise ("Grantor"), does hereby grant, transfer, release, remise, and forever quitclaim unto **Marci J. Toerpe and Maxie Edward Davenport, Jr.**, in equal shares as joint tenants with right of survivorship ("Grantee"), their successors and assigns, in fee simple, all of Grantor's right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows:

*See **Exhibit A**, attached hereto and incorporated herein by this reference.*

This is improved property commonly known as 2371 Crocker Springs Rd., Goodlettsville, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 10 day of June, 2026.

GRANTOR:

Jennifer A Stastny, Successor Trustee

Jennifer A. Stastny
Successor Trustee under the Trust
Declaration dated March 11, 2023

STATE OF ILLINOIS
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jennifer A. Stastny**, Successor Trustee under the Trust Declaration dated March 11, 2023, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at South Elgin, Illinois, this 10th day of June, 2026.

TAMMY ANN PRELM
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 994495
My Commission Expires August 01, 2028

Tammy Ann Prelm
Notary Public
My Commission Expires: 8/1/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SWORN to and subscribed before me this ____ day of November, 2026.

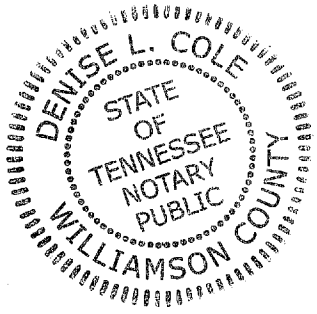
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SWORN to and subscribed before me this 15th day of June, 2026.



Notary Public
My Commission Expires: 1/15/2030

Exhibit A
Legal Description

LAND in the 10th Civil District of Davidson County, Tennessee, and being shown as Tract 2 on the survey of the F. Tinnon and L. M. Colendenin property, by John B. Bates, Surveyor, dated 5-13-77, as follows:

Beginning at a steel post in the western margin of Crocker Springs Road at the common corner of Tracts 1 and 2; thence with the margin of said Road South 29 degrees East 96 feet to an iron pin; thence with the margin of the same South 16 degrees 30 minutes East 114 feet to a steel post in the common corner of Tracts 2 and 3; thence with the line between said Tracts South 77 degrees 15 minutes West 1628.0 feet to a stake in a hickory tree; thence pratially along a fence line North 68 degrees West 312.0 feet to an iron pin; being the common rear corner of Tracts 1 and 2; thence with the line between said tracts North 76 degrees 18 minutes 08 seconds East 1850.92 feet to the point of beginning, containing 7.65 acres, more or less.

Beig the same property conveyed to Jacqueline S. Phillips, Trustee under the Trust Declaration dated March 11, 2023, by quitclaim Deed from Jacqueline S. Phillips, dated March 30, 2023, which is of record in Instrument No. 20230331-0023473, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Jacqueline S. Phillips, by Quitclaim Deed from Jacqueline S. Phillips, Administratrix CTA of the Estate of Charles Hayden Phillips, Deceased, of record in Book 10964, Page 868, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Charles Hayden Phillips by Deed from Anita Louise Jeffirs Philips of record in Book 7291, page 586, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Sandy McCollum, ~~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 6/15/2026 (date of document).

Affiant Signature

6/15/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202607200065603