**This Instrument Prepared By:**
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
*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.*

Karen Johnson Davidson County
Batch # 1450242 DEEDQC
07/21/2026 02:38:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0066036

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| Thomas Bontrager and Mollie Bontrager, Trustees and Thomas Bontrager and Mollie Bontrager, Tennessee Qualified Trustees of the Bontrager Tennessee Community Property Trust dated July 14, 2026, and any a amendments thereto<br><br>502 Luvon Court<br>Mt. Juliet, TN 37122 | Same as new owner | 064 16 0A 139.00 |

**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][1][D]).

Thomas Bontrager
AFFIANT

Sworn ~~to and~~ subscribed before me this 14th day of July 2026.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(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, we, **THOMAS BONTRAGER** and **MOLLIE BONTRAGER**, husband and wife, by these present do hereby quitclaim and convey unto **THOMAS BONTRAGER AND MOLLIE BONTRAGER, TRUSTEES AND THOMAS BONTRAGER AND MOLLIE BONTRAGER, TENNESSEE QUALIFIED TRUSTEES OF THE BONTRAGER TENNESSEE COMMUNITY PROPERTY TRUST DATED JULY 14, 2026, AND ANY AMENDMENTS THERETO**, 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 Unit No. 139 on the Plan of Resubdivision of Jackson Meadows, Phase 1, according to the Master Deed of record in Book 7433, page 236, as amended by Book 7434, Page 642, in the Registers Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.**

**Being the same property conveyed to Thomas Bontrager and wife, Mollie Bontrager, by deed from Francine Sharpe, unmarried, of record in Instrument No. 20150114-0003930, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to (1) All matters shown on the plat of recorded in Plat Book 6900, Page 527. (2) Declaration of Condominium of Jackson Meadows, Phase 1 and all exhibits attached thereto and recorded of Record in Book 7433, Page 236, as amended of record in Book 7434, Page 642, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant. (3) Storm water Detention Agreement of record in Book 5861, Page 544. (4) Deed of Termination of Horizontal Property Regime of Jackson Meadow of record in book 7433, Page 203. (5) Fine Policy of record in Instrument No. 20040818-0074729. (6) Rule Prohibiting Smoking of record in Instrument No. 201408018-0074730. (7) Charter of record in Book 5796, Page 42, as amended of record in Book 8205, Page 138, in the Register's Office of Davidson County, Tennessee**

**This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.**

**This is improved property, known as 139 General Jackson Lane, Hermitage, TN 37076.**

WITNESS MY HAND this 14 day of July, 2026.

By: Thomas Bontrager
THOMAS BONTRAGER

Mollie Bontrager
MOLLIE BONTRAGER

**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 THOMAS BONTRAGER and MOLLIE BONTRAGER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official séal at Franklin, TN, this 14th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 3/7/2029

RYAN KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029