Karen Johnson Davidson County
Batch# 1452515 DEEDQC
07/29/2026 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069815

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|---|---|
| **This Instrument Prepared By:**<br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is **$0**.<br>Affiant<br>Sworn to and subscribed before me this 29th day of July, 2026.<br>Notary Public<br>My Commission Expires: 09/20/2028<br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).** |

HALEY DROST NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-20-2028

# QUITCLAIM DEED

**THIS INDENTURE**, made this 29th day of July, 2026, among:

**SUSAN J. WADUM, TRUSTEE OF THE WADUM JOINT LIVING TRUST, DATED JUNE 2, 2011,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**SUSAN J. WADUM FAMILY TRUST DATED JULY 29, 2026,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 7 on the plan of FINAL SUBDIVISION PLAT OF HARBOR VILLAGE, PHASE III, as shown by plat of record in Instrument No. 20050331-0034862 and amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Susan J. Wadum, Trustee of the Wadum Joint Living Trust, dated June 2, 2011, by Warranty Deed from Linda M. Stanfill, a single person, dated November 29, 2023, and recorded December 4, 2023, at Instrument No. 20231204-0093461, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 1925 Nancy Beth Lane, Madison, TN 37115.**

**THIS DEED** has been prepared solely upon information furnished by **Susan J. Wadum, Trustee.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Susan J. Wadum Trustee
**SUSAN J. WADUM, TRUSTEE**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Susan J. Wadum, Trustee**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2026.

Haley Drost
Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

**Owner Name & Property Address:**

Susan J. Wadum Family Trust dated July 29, 2026
1925 Nancy Beth Lane
Madison, TN 37115

**Responsible Party For Taxes:**

Susan J. Wadum Family Trust dated July 29, 2026
1925 Nancy Beth Lane
Madison, TN 37115

**Tax Map and Parcel: 034-07-0A-153-00 CO**

**Certificate of Authenticity**

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2026.

Affiant Signature

7/29/2026
Date

**STATE OF TENNESSEE** )
) **ss.**
**COUNTY OF MAURY** )

Sworn and subscribed before me this 29th day of July, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY