Karen Johnson Davidson County
Batch# 1452690 DEEDQC
07/30/2026 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260730-0070177

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Lou Nell Hilliard

TO:

Lou N. Hilliard, Trustee of the Lou N. Hilliard Revocable Trust dated July 29, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 29th day of July, 2026, by **Lou Nell Hilliard, an unmarried person** ("Grantor"), to **Lou N. Hilliard, Trustee of the Lou N. Hilliard Revocable Trust dated July 29, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 36 on the Plan of Oakwood Estates, of record in Instrument No. 20000505-0045404, 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 Lou Nell Hilliard by Warranty Deed from Deborah Carver McCormack, dated August 21, 2003, and recorded on August 25, 2003, in Instrument No. 20030825-0122995, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (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) all other matters and restrictions of public record.

For purposes of this instrument, words used in the singular shall include the plural and vice versa, as the context may require. Words of any gender shall be deemed to include all genders, and

references to a person shall include individuals, corporations, partnerships, limited liability companies, and other legal entities.

This is real property known as: **2104 Golden Oak Lane, Madison, TN 37115**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Lou Nell Hilliard
Grantor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lou Nell Hilliard**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of July, 2026.

ASHLEE R. BAGGETT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 7/15/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Lou N. Hilliard, Trustee 2104 Golden Oak Lane Madison, TN 37115	Same/Owner	2104 Golden Oak Lane Madison, TN 37115 051-14-0A-036.00

Certificate of Authenticity

I, Deborah Moure, 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 7/29/26.

Affiant Signature

7/29/26
Date

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

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

Notary's Signature
My Commission Expires: 7/15/28

ASHLEE R. BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY