Karen Johnson
Batch # 1452834
07/31/2026 08:23:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260731-0070476

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, Douglas L. Gregory, and wife, Susan L. Gregory, a/k/a Susan Gregory, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto Douglas L. Gregory and Susan L. Gregory, or their Successor(s), as Trustee(s) of the Douglas & Susan Gregory Family Living Trust 2026, dated July 28, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Madison, State of Tennessee, to wit:

Land in Davidson County, Tennessee.

Being known as the north part of Lot No. 7 on the unrecorded subdivision by Nashville Trust Company, called Hall's Lane tract, described as follows:

Beginning at a point in the center line of Hall's Lane at the corner of Lots 6 and 7; thence with the line between said lots, southerly 375 feet to a point; thence, easterly 145 to the line of Lot 8; thence with the line between Lots 7 and 8, northerly 375 feet to the center line of the same, westerly 145 feet to the point of beginning.

BEING the same property conveyed to Douglas L. Gregory and wife, Susan Gregory, from James M. Allen, W.F. Dabbs, Roy J. Woodard, G.W. Hire and James R. Littrell, Trustees of Madison First Assembly of God Church, by Warranty Deed on April 26, 1996, and recorded on April 30, 1996, Record Book 10031, Pages 177-180, Register's Office, Davidson County, Tennessee.

This is improved property, known as 721 W. Old Hickory Blvd., Madison, TN 37115.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in ~~Sumner~~ Davidson - RF County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 28th day of July, 2026.

Grantors:

Douglas L. Gregory

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Susan L. Gregory, a/k/a Susan Gregory

RACHELA. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Douglas L. Gregory and Susan L. Gregory, as Trustees of the Douglas & Susan Gregory Family Living Trust 2026, 1043 Sugartree Lane, Gallatin, TN 37066	Douglas L. Gregory and Susan L. Gregory, as Trustees of the Douglas & Susan Gregory Family Living Trust 2026, 1043 Sugartree Lane, Gallatin, TN 37066	**042 10 0 046.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Douglas L. Gregory and Susan L. Gregory to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 28th day of July, 2026.

Notary Public

RACHELA. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Douglas L. Gregory and Susan L. Gregory, as Trustees of the Douglas & Susan Gregory Family Living Trust 2026, dated July 28th, 2026.
Address: 1043 Sugartree Lane, Gallatin, TN 37066.

Grantee:

Douglas L. Gregory, as Trustee of the Douglas & Susan Gregory Family Living Trust 2026, dated July 28th, 2026.

Susan L. Gregory, as Trustee of the Douglas & Susan Gregory Family Living Trust 2026, dated July 28th, 2026.

Subscribed and sworn to before me this 28th day of July, 2026.

Notary Public:

RACHELA. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028