Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027
615.727.2660

Address New Owner(s)
Sandra Lee Watters, Trustee ,
The Sandra Lee Watters Trust dt 8/11/26
6422 Highway 25-E
Springfield, TN 37172

Send Tax Bills To:
Sandra Lee Watters, Trustee
The Sandra Lee Watters Trust dt 8/11/26
6422 Highway 25-E
Springfield, TN 37172

Karen Johnson Davidson County
Batch # 1460040 DEEDQC
08/17/2026 01:53:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076529

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Sandra Lee Watters, an unmarried woman**, (hereinafter the "Grantor") hereby quitclaim and convey unto **Sandra Lee Watters as Trustee of The Sandra Lee Watters Trust dated August 11, 2026, and any amendments thereto,** (the "Grantee"), and her successors in interest and assigns, all of my right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 311 Keeton Avenue, Old Hickory, TN 37138

Map / Parcel: 044-05-0-048.00 (Davidson Co., Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, for the use and benefit of said Grantee forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustee of the said Trust and her successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this** 8·17·2026 **, 2026.**

Sandra Lee Watters
Sandra Lee Watters

STATE OF TENNESSEE
COUNTY OF Sumner

On August 17, **2026**, before me, the undersigned, personally appeared **Sandra Lee Watters**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 9.19.2028

JACOB L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is **$0.00**.

Sandra Lee Watters
Affiant: Sandra Lee Watters

Subscribed and sworn to before me, **this** August 17, **2026**.

Notary Public
My Commission Expires: 9.19.2028

JACOB L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot Number 40 on the Plan at Scenic View Subdivision not of record and being in the 4TH Circuit District of said county and state and described as follows:

Being at a point in the Easterly margin of Keeton Avenue at the corner of Lots Numbers 39 and 40, thence with the line between said lots Northeasterly 144.2 feet to a point, thence Southeasterly 97 feet to the corner of Lots Numbered 40 and 41, thence with the line between said lots Southwesterly 145.3 feet to the margin of Keeton Avenue, thence with said margin of the same Northwesterly 97 feet to the beginning.

This being the same property conveyed to Sandra Lee Watters, unmarried via a Quitclaim Deed dated Aug. 17, 2026, from Sandra Lee Watters, unmarried, Nikkole Turner, married, Jennifer Adams, married, and Devon Tucker, married, which is recorded as Instrument No. 20260817-0076528 in the Register's Office for Davidson County, Tennessee.