Karen Johnson Davidson County
Batch # 1465431 DEEDQC
09/01/2026 09:01:56 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260901-0080432

GRANTOR'S QUITCLAIM DEED

This instrument prepared by:
Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com
PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE IRREVOCABLE TRUST OF ROBERT AND CHERYL MCEWEN DATED 4TH DAY OF AUGUST , 2026.
Cameron Spencer McEwen, Trustee
7543 Harper Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
Same

MAP/PARCEL:
008 00 0 189.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Robert Eugene McEwen and Cheryl Leanne McEwen as husband and wife and joint trustees of THE ROBERT AND CHERYL MCEWEN LIVING TRUST dated the 4th of August, 2026, in connection with the administration of their revocable living trust and irrevocable Trust, now convey, release and forever quitclaim from themselves, as trustees to THE IRREVOCABLE TRUST OF ROBERT AND CHERYL MCEWEN DATED 4TH DAY OF AUGUST , 2026, all their right, title and interest in and to a certain tract of land in Davidson County as described as follows:

TRACT I:
Said tract of unimproved property being property in Davidson County, Tennessee and consisting of three (3) acres more or less according to a survey dated June 27th, 1989, and further described as follows to wit:

A point of reference being on the north side of Harper Road at the West boundary of the property owned by John D. Cooley and wife, Juanita Cooley and described by deed of record in Book 7698, page 746, Register's Office for Davidson County, Tennessee, Thence; from said point of reference, N 35 degrees 54' 10" in a westerly direction a distance of 253.47 feel to a point, thence; N 10 degrees 04' 17" in an easterly direction 359.15 feet to the point of the beginning of the herein described tract, thence; a distance of 555.00 feet to a point, thence S 89 degrees 34' 39" easterly a distance of 179.61 feet to a point, thence N 87 degrees 05' 36" easterly a distance of 62.15 feet to a point, thence; S 05 degrees 39' 55" westerly a distance of 356.60 feet to a point, thence; S 40 degrees 50' 54" westerly a direction a distance of 283.43 feet to a point, thence; N 79 degrees 55' 43" westerly a distance of 120.00 feet to the point of the beginning and containing three (3) acres more or less.

TRACT II:
Easement for ingress egress and for all utilities to the property described above:

Said easement is described as being 20 feet in width and having it's center line described as follows to wit:

The center line of said easement begins at a point which is on the north side of Harper Road and at a point which is the east side of an existing drive, thence; N 63 degrees 56' 23" westerly a distance of 113.74 feet to a point, N 29 degrees 44' 48" westerly a distance of 141.60 feet to a point, thence; N 09 degrees 11' 51" easterly a distance of 324.75 feet to a point, said point is S 79 degrees 55' 43" easterly a distance of 47.82 feet from the point of the beginning of TRACT I described above. The easement extends a distance of 10 feet on each side of the herein described center line.

Being the same property conveyed to Shirley Robinson and Husband Floyd Robinson, Jr. by Quitclaim Deed from John D. Cooley and wife, Juanita Cooley al record in Book 8014, page 641, said Register's Office. Floyd Robinson, Jr. having since died.

Being the same property conveyed to ROBERT E. MCEWEN AND WIFE, CHERYL L. MCEWEN, by Warranty Deed from SHIRLEY ROBINSON, of record in Record Book **8738**, page **946 - 948**, Register's Office for Davidson County, Tennessee, dated July 24th, 1992 and recorded September 28th, 1992.

Being the same property conveyed to THE ROBERT AND CHERYL MCEWEN LIVING TRUST dated the 14th of November, 2025, by quitclaim deed from ROBERT EUGENE MCEWEN AND WIFE, CHERYL LEANNE MCEWEN, of record as instrument #20251209-0097752, Register's Office for Davidson County, Tennessee, dated November 14th, 2025 and recorded December 9th, 2025.

The property is commonly known as 7543 Harper Road, Joelton, Tennessee 37080.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from a Revocable Trust to an Irrevocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, there is no tax calculation on this transfer.

I, the above listed trustee conveys the real property to THE IRREVOCABLE TRUST OF ROBERT AND CHERYL MCEWEN DATED 4TH DAY OF AUGUST , 2026

Signed this 4th of August, 2026.

Robert Eugene McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Robert Eugene McEwen with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of August, 2026.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

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I, the above listed trustee conveys the real property to THE IRREVOCABLE TRUST OF ROBERT AND CHERYL MCEWEN DATED 4TH DAY OF AUGUST , 2026

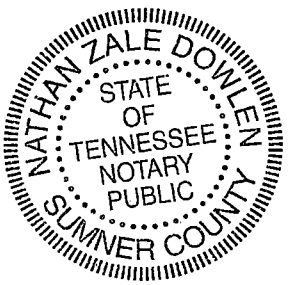
Signed this 4th of August, 2026.

Cheryl Leanne McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Cheryl Leanne McEwen with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 4th of August, 2026.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

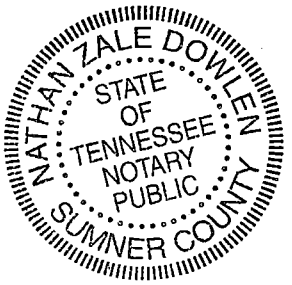
Signed this 4th of August, 2026.

Robert Eugene McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Robert Eugene McEwen with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of August, 2026.



Notary Public
My Commission Expires:

DEC 19 2028

ATTESTATION as per *Tenn. Code. Ann. § 66-22-101*

The foregoing affidavit was signed, sealed, published, signified and declared by Robert Eugene McEwen. This occurred in our presence. We were all present at the same time, and in by Robert Eugene McEwen's presence. We are signing at by Robert Eugene McEwen's request, and in the presence of each other, have hereunto subscribed our names as witnesses, the day and year first above written. Each of us was acquainted with Robert Eugene McEwen when the document was executed.

Stephen Lowe
1048 Jackson Heights
Goodlettsville, Tennessee 37072
(615) 947-0793

Seth Lowe
1048 Jackson Heights
Goodlettsville, Tennessee 37072
(615) 909-0416

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.