TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

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PO Box 335
Goodlettsville, Tennessee 37070

Karen Johnson
Batch # 1469568
09/08/2026 08:42:06 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260908-0082774

ADDRESS NEW OWNER:
THE AMANDA NEELY LIVING TRUST dated the 18th , August of 2026.
Amanda Bowers Neely, Trustee
5465 Lickton Pike
Goodlettsville, Tennessee, 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
024 00 0 **233.00**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Amanda Bowers Neely as a single adult, in connection with the administration of her revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from him/herself as a single individual to him/herself as trustee of THE AMANDA NEELY LIVING TRUST dated the 18th of August, 2026 all her right, title and interest in and to a certain tract of land as described as follows:

BEING a track of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Mary Bowers Doris in Deed Book 8493, page 989, Register's Office for said County, to which reference is hereby made for a more complete and accurate description according to a survey by Tommy E. Walker, Tennessee License No 1465, dated July 13, 1998, as follows:

BEGINNING at an iron pin in the easterly margin of Lickton Pike, said pin being the most southwesterly corner of herein described tract and a common corner to John Martin Dorris in Deed Book 3255, page 140, Register's Office for Davidson County, Tennessee;
thence with said margin, North 41 deg. 24' 04" East, 112.96 feet to an existing iron pin a common corner to Marti D. and Phillip T. Hartman in Deed Book 9050, page 674, Register's Office for Davidson County, Tennessee;

thence with said Hartman, South 54 deg. 04' 04" East, 94.81 feet to an existing iron pin;
thence now leaving said Hartman with a new line, South 60 deg. 05' 33" East, 133.27 feet to a set iron pin;
thence with a new line, South 71 deg. 31' 14" East, 353.34 feet to a set iron pin;
thence with a new line, South 87 deg. 53' 11" West, 569.50 feet to a set iron pin;
thence with a new line, South 11 deg 04' 11" West, 220.97 feet to a set iron pin in the line of Albert Powell, Jr. in Deed Book 5025, page 280, Register's Office for Davidson County, Tennessee;
thence with said Powell, North 84 deg. 39' 59" West, 854.11 feet to an existing iron pin, a common corner to previous said John Martin Dorris;
thence with said Dorris for the next two calls: North 22 deg. 24' 41" West, 240.00 feet to a set iron pin;
thence North 65 deg. 18' 09" West, 205.70 feet to the point of beginning containing **5.009 acres**, more or less.

Being the same property conveyed to Amanda Dorris Neely and Husband, Ronald Eugene Neely, Jr. by Warranty Deed dated August 17, 1998, from Mary Bowers Dorris and Husband, John Martin Dorris of record in Book 11071, Page 201 — 204, in Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Bowers Neely, single person, by Quitclaim Deed from Ronald Eugene Neely, Jr., of record as Instrument # 20150826-0086560, signed August 26th, 2015 and filed August 26th, 2015, in Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

The property is commonly known as 5465 Lickton Pike, Goodlettsville, Tennessee, 37072.

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 individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, Amanda Bowers Neely, the above listed grantor conveys my interest in the real property to THE AMANDA NEELY LIVING TRUST dated 18th , August, 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

Signed this 18th of August, 2026.

Amanda Bowers Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Amanda Bowers Neely 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 18th of August, 2026.

NATHAN ZALE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:
DEC 19 2028

AFFIDAVIT

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

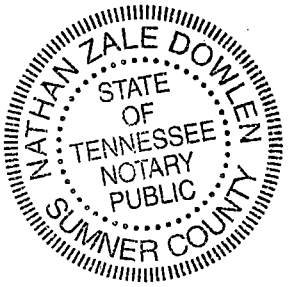
Signed this 18th of August, 2026.

Amanda Bowers Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me, a Notary Public of said County and State, personally appeared Amanda Bowers Neely 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.

SWORN TO AND SUBSCRIBED before me, this 18th 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 Amanda Bowers Neely. This occurred in our presence. We were all present at the same time, and in by Amanda Bowers Neely's presence. We are signing at by Amanda Bowers Neely'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 Amanda Bowers Neely when the document was executed.

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

Yolanda Lowe
1048 Jackson Heights
Goodlettsville, Tennessee 37072
(615) 430-2117

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