Karen Johnson Davidson County
Batch # 1469906 DEEDQC
09/08/2026 02:07:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260908-0083231

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
615.281.0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
Jane D. Haggard, Trustee 5517 Oakmont Circle Nashville, TN 37209	New Owner	103 06 0 059.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JANE D. HAGGARD, an unmarried individual,

by these presents do hereby remise, release and quitclaim unto

JANE D. HAGGARD, Trustee of the JANE D. HAGGARD REVOCABLE TRUST, dated September 3, 2026

her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davison County, Tennessee, Being Lot No. 40 on the Revised Plan of Richland Meadows, Section IV of record in Plat Book 2330, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 52.0 feet on the southerly margin of Oakmont Circle and extends back 207.8 feet on the westerly line and 244.6 feet on the easterly line to a dead line in the rear, measuring 62.0 feet thereon.

Being the same property conveyed by Warranty Deed from RITA O'HARA, a married woman, joined by DAVID LUSTER, her husband, to JANE D. HAGGARD, an unmarried individual, dated April 5, 2013, of

record in Record in Instrument No. 20130409-0034982, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

BEING improved property known as 5517 Oakmont Circle, Nashville, TN 37209.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3 day of September 2026.

Jane D. Haggard
JANE D. HAGGARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JANE D. HAGGARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of September 2026.

Shannon D. Walker
Notary Public

My Commission Expires: March 6, 2029

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2029