This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson Davidson County
Batch# 1471573 DEEDQC
09/10/2026 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260910-0084150

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Meredith Phillips
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 9th day of September, 2026.

BRYSON NICHOLAS EUBANKS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028 WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Debra Ann Ponder and Stephanie Ponder Randolph, Trustees of the Ponder Family Trust, dated September 9, 2026, and any amendments thereto 5005 Tulip Grove Lane Hermitage, TN 37076	Debra Ann Ponder and Stephanie Ponder Randolph, Trustees of the Ponder Family Trust, dated September 9, 2026, and any amendments thereto 5005 Tulip Grove Lane Hermitage, TN 37076	075 15 0A 224.00

FOR NO MONETARY CONSIDERATION, I, **Philip C. Ponder,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Debra Ann Ponder and Stephanie Ponder Randolph, Trustees of the Ponder Family Trust, dated September 9, 2026, and any amendments thereto,** situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot/Unit 224, as shown on the map entitled Stoner's Glen, Phase Three, of record in Instrument No. 20010726-0079444, and corrected in Instrument No. 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to **Philip C. Ponder and Dorothy C. Ponder, husband and wife**, by **Julia F. Tidwell, Trustee under the Irrevocable Trust of Joe D. Fields and Barbara O. Fields, Dated July 24, 2015,** by Warranty Deed of record in Instrument No. 20180723-0071312, Register's Office for Davidson County, Tennessee. Dorothy C. Ponder passed away on August 21, 2024.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

This is improved property more commonly known as 224 Stoners Glen Court, Hermitage, TN 37076.

Witness by my hand this 9th day of September, 2026

Philip C Ponder

Philip C. Ponder

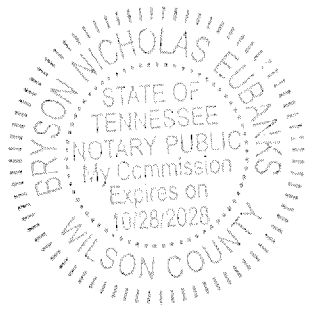
STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 9th day of September, 2026, personally appeared before me, Philip C. Ponder, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal

Bryson Eubanks

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028



Tennessee Certification of Electronic Document

I, Bryson Eubanks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/9/2026 (date of document).

Affiant Signature

9/9/2026
Date

State of Tennessee)

County of Wilson)

Sworn to and subscribed before me this 9th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/28/2028

NOTARY'S SEAL

TAYLOR MARIE ABERNATHY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY