Karen Johnson Davidson County
Batch# 1472234 DEEDQC
09/14/2026 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085026

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC TENNESSEE My Comm. Exp. January 22, 2029 COUNTY OF DAVIDSON

AJ-QCD-26-6363

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Tiffany Lee Lee Revocable Living Family Trust	**New Owner**	
(NAME)	(NAME)	
1558 Drakes Creek Road		**02201000600**
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TIFFANY L. LEE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

TIFFANY LEE LEE, TRUSTEE OF THE TIFFANY LEE LEE REVOCABLE LIVING FAMILY TRUST ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN IN THE WESTERLY RIGHT OF WAY EATON'S CREEK ROAD, BEING THE NORTHEAST CORNER OF LOT #1 ON THE PLAN OF MEADOW LARK ESTATES, AS OF RECORD IN BOOK 3842, PAGE 89, RO.D.C, TN, AND BEING THE SOUTHEAST CORNER OF THIS TRACT, THENCE: N 72-16-37 W, 195.00' TO AN IRON PIN, THENCE: N 72-16-37 W, 194.92' TO A CONCRETE MONUMENT, THENCE: N 74-32-48 W, 192.25' TO A METAL POST, THENCE: N 77-22-52 W, 220.06' TO A CORNER POST, AND BEING THE SOUTHWEST CORNER OF A PROPOSED ROAD, THENCE: WITH SAID ROAD, N 19-45-39 E, 214.66' THENCE: WITH A CURVE, HAVING A RADIUS OF 25' AND A CHORD BEARING OF N 64-01-29 E, A CHORD DISTANCE OF 34.90' A DISTANCE OF 38.63' TO AN IRON PIN, THENCE: WITH A CURVE, HAVING A RADIUS OF 947.43' A CENTRAL ANGLE OF 10-53-49 A CHORD BEARING OF S 77-09-37 E, A CHORD DISTANCE OF 179.99' A DISTANCE OF 180.26' TO AN IRON PIN, THENCE: S 82-36-31 E, 95.00' TO AN IRON PIN, THENCE: WITH A CURVE HAVING A RADIUS OF 1,883.11' A CENTRAL ANGLE OF 6-00-00, A CHORD BEARING OF S 79-36-31 E, A CHORD DISTANCE OF 197.11' A DISTANCE OF 197.20' TO AN IRON PIN, THENCE: S 76-36-31 E. 100.00' TO AN IRON PIN AT A FENCE POST, THE NORTHWEST CORNER OF LOT #13 ON THE PLAN OF FELTSWOOD SUBDIVISION, SECTION ONE, AS OF RECORD IN PLAT BOOK 3700, PAGE 13, R.O.D.C, TN, THENCE: WITH THE WEST LINE OF LOT 313, S 13-23-29 W, 145.00' TO A BROKEN MONUMENT, THENCE: S 71-47-25 E, 215.25' TO A BROKEN MONUMENT IN THE WESTERLY RIGHT-OF-WAY EATON'S CREEK ROAD, THENCE: WITH SAID RIGHT-OF WAY EATON'S CREEK ROAD, S 28 57-51 W, 136.64' TO THE POINT OF BEGINNING CONTAINING 4.075 ACRES MORE OR LESS AS PER A SURVEY BY C&K SURVEYORS, DATED 7/26/2010.

BEING THE SAME PROPERTY CONVEYED TO TIFFANY LEE LEE, BY QUITCLAIM DEED, FROM JEREMY D. LEE, OF RECORD IN INSTRUMENT NO. 20240419-0028374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6363 Eatons Creek Road, Joelton, TN 37080**.

Witness our hands this the 11 day of September, 2026.

TIFFANY L. LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **TIFFANY L. LEE,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of September, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, ADAM JEFFERSON, 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 September 11, 2026 (date of document).

Affiant Signature

Date 9.11.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of September, 2026.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

