PREPARED BY:
A. TYLER WHITAKER
ATTORNEY AT LAW
601 WEST MAIN STREET
LEBANON, TN 37087

SEND TAX BILLS TO:
Joe and Linda Lane
1101 Chickadee Circle
Hermitage, TN 37076
MAP/PARCEL 82/101.00

NEW OWNERS:
Joe & Linda Lane
1101 Chickadee Circle
Hermitage, TN 37076

Karen Johnson
Batch # 1472302
09/14/2026 11:43:35 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs



20260914-0085112

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Whitaker Law Office, A. Tyler Whitaker Attorney at Law, shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For one dollar ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, Joe Richmond Lane and Linda Lee Lane Husband and Wife, do hereby sell, transfer, convey and quitclaim unto Joe Richmond Lane and Linda Lee Lane, Trustees of the Joe and Linda Lane Living Trust, dated September 3, 2026, all of our right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Being Unit A of Lot 63D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A. of record in Instrument 20051122-0141076, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joe Richmond Lane and Linda Lee Lane Husband and Wife, by Warranty Deed from Frank Batson Homes, Inc., Instrument #2007065-0075612, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the Master Restrictions and By-Law of record in Instrument 20051024-0128043; Instrument 20051122-0141076; and Instrument 20061004-0122802, said Register's Office.

This conveyance is made subject to:
All matters appearing on the Plan of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, said Register's Office.
TVA Easement of record in Book 1291, Page 99, said Register's Office.
Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office.
Storm Water Easements of record in Instrument 20050222-0019150 and Instrument 20060120-008000, said Register's Office.

This is improved property known as 1101 Chickadee Circle, Hermitage, TN 37076.

In testimony whereof, We, Joe Richmond Lane and Linda Lee Lane, have hereunto set our signatures this the 3rd day of September 2026.

Joe Richmond Lane
Joe Richmond Lane

Linda Lee Lane
Linda Lee Lane

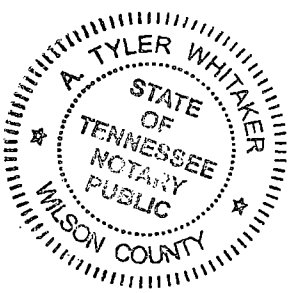
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named Bargainor, Joe Richmond Lane, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 3rd day of Sept., 2026.

A. Tyler Whitaker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-5-28.



STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named Bargainor, Linda Lee Lane, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 3rd day of Sept., 2026.

A. Tyler Whitaker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-5-28.

A. TYLER WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value of this transfer is (-$1.00-).

Joe Richmond Lane
Joe Richmond Lane

Sworn and Scribed before me this the 3rd day of Sept., 2026.

A. Tyler Whitaker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-5-28.

A. TYLER WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY