Karen Johnson Davidson County
Batch# 1472473 DEEDQC
09/14/2026 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085363

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(a)(C)(vi).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2026.

Notary Public

My Commission Expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL
Ann Waggoner Revocable Trust	NEW OWNER	52-2-248.00
337 Hillcrest Drive		
Madison, TN 37115		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **ELIZABETH ANN WAGGONER**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto Elizabeth Ann Waggoner in her capacity as Trustee of the **Ann Waggoner Revocable Trust**, a revocable trust under agreement dated September 4, 2026, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by T.R. Sanford, Surveyor, August 13, 1953, and by Hal R. Swann, Jr., Surveyor, June 17, 1965, as follows:

Beginning at a point in the easterly margin of Hillcrest Drive, 379.5 feet north of an iron pin in the easterly margin of said Drive, at the beginning of a curve at the intersection of said Drive, and Neely's Bend Road, and said beginning point being 110 feet north of the northerly line of Rainbow Terrace § II-A and II-B, of record in Book 1835, page 85, Register's Office for Davidson County, Tennessee; thence easterly 347.56 feet to a point, which is 421.4 feet northerly from the northerly margin of Neely's Bend Road; thence northwardly 117.1 feet to a point; thence westwardly 354.54 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same southwardly 117 feet to the beginning.

Being the same property conveyed to ELIZABETH ANN WAGGONER by Quitclaim Deed from James E. Waggoner, pursuant to divorce, of record as Instrument # 20040727-0089496, Register's Office for Davidson County, Tennessee. And being the same property conveyed to James Edward Waggoner and wife, Elizabeth Ann Waggoner, by Warranty Deed from Ralph Wyne Barnes and wife, Sandra B. Barns, of record in Book 4203, Page 208, Register's Office for Davidson County, Tennessee.

This is improved property known as 337 Hillcrest Drive, Madison, Tennessee 37115.

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

Witness our hands this 4 day of September, 2026.

ELIZABETH ANN WAGGONER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELIZABETH ANN WAGGONER, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September 2026.

Notary Public My Commission Expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell T. McCann, 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 the

4 day of September, 2026.

Affiant Signature

9-14-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of September, 2026.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)