Karen Johnson Davidson County
Batch# 1474798 DEEDQC
09/18/2026 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260918-0086934

Prepared by: Christina M. Bartee, Attorney, BATSON NOLAN PLC, 105 Fifth Avenue West, #201, Springfield, Tennessee 37172, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

WALTER MCCAULEY

TO: QUITCLAIM DEED

WALTER T. MCCAULEY, TRUSTEE
THE WALTER T. MCCAULEY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 17th day of March, 2025, by Grantor, **WALTER MCCAULEY,** unmarried, individually, to Grantee, **WALTER T. MCCAULEY, TRUSTEE OF THE WALTER T. MCCAULEY REVOCABLE TRUST, DATED MARCH 17, 2025**; Witnesseth:

The Grantor does hereby quitclaim and convey unto Grantee, all of the Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee, to wit:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

WALTER MCCAULEY, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **WALTER MCCAULEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17th day of March, 2025.

Affix Notary Seal

CHRISTINA M. BARTEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 20, 2025
COUNTY OF ROBERTSON

Notary Public

My Commission Expires:_____.

Property Owners Name
And Mailing Address:

Walter T. McCauley, Trustee
The Walter T. McCauley Revocable Trust

5374 Highway 76 E
Springfield, Tennessee 37172

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

PROPERTY ADDRESS: *See Exhibit A*

MAP-PARCEL NOS.: *See Exhibit A*

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F) as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

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EXHIBIT A

Parcel #1

Property Address: 199 Thompson Lane, Nashville, Tennessee 37211
Map and Parcel No.: 119-10-0-241.00

Being lot No. 1 on the Re-Subdivision of Lots 1 & 2 of Woodbine Courts, Section 2, not of record and prepared by Dale & Associates, Inc., dated June 10th, 1985, and recorded in Book 6050, page 188, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the southerly border of Thompson Lane; thence No. 84 deg. 01' 55" W 97.93 feet; thence in an arc in a southwesterly direction 79.66 feet to a point on the easterly margin of Simmons Street, S 4 deg. 41' 05" W a distance of 100.00 feet; thence S 84 deg 53' 04" E a distance of148.96 feet; thence W 4 deg. 26' 51" S a distance of 150.05 feet to a point of beginning containing 21,867.92 square feet, more or less.

BEING the same property conveyed to Walter McCauley, by quitclaim deed from Janis McCauley, pursuant to a Final Decree of Divorce, filed in the Robertson County Chancery Court, Docket No. 15668, dated May 10, 2001, and recorded May 18, 2001, at 10:22 AM, of record in Register's Office for Davidson County, Tennessee, Instrument No. 20010518-0051648.

AND BEING the same property conveyed to Walter McCauley and wife, Janis McCauley, by warranty deed, from James A. Lyne, Jr. and wife, Mary Rae Lyne, dated September 22, 1993, recorded September 23, 1993, at 2:18 PM, of record in Book 9090, Page 103, Register's Office for Davidson County, Tennessee.

Parcel #2

Property Address: 2906 Simmons Avenue, Nashville, Tennessee 37211
Map and Parcel No.: 119-10-0-195.00

Land in Davidson County, Tennessee, being Lot No 2, Re-Subdivisions of Lots 1 & 2, Woodbine Courts, Section 2 of record in Plat Book 6050, Page 188, Register's Office for said County, to which reference is made for a more complete description.

BEING tract one of the same property conveyed to Walter McCauley, by warranty deed, from June V. Brindley, dated October 27, 2006, and recorded November 7, 2006, at 3:32 PM, of record in Register's Office for Davidson County, Tennessee, Instrument No. 20061107-0138716.

Parcel #3

Property Address: 0 Collier Avenue, Nashville, Tennessee 37211
Map and Parcel No.: 119-10-0-221.00

All of Lot No. 3, the Southerly 30 feet of Lot No. 2, and the Southerly 125 feet of Lot No. 4, all of Block F, as shown by an authentic un-recorded plan and being further identified as being the Northeast corner of Simmons Avenue and Collier Avenue, measuring a total width of 125 feet, and running from Simmons Avenue back a total depth of 225 feet to the division line between lots 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING tract two of the same property conveyed to Walter McCauley, by warranty deed, from June V. Brindley, dated October 27, 2006, and recorded November 7, 2006, at 3:32 PM, of record in Register's Office for Davidson County, Tennessee, Instrument No. 20061107-0138716.

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Tennessee Certification of Electronic Document

I, CHRISTINA M. BARTEE, 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 March 17, 2025 (date of document).

Affiant Signature

September 17, 2026
Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 17th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

