Karen Johnson Davidson County
Batch# 1476725 DEEDQC
09/23/2026 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260923-0088336

PREPARED BY:

*Cameron G. Waltman, Esq.*
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | CAMERON@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, September 23, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

**New Owner Address:**
Loftis Family Trust
814 Quail Valley Drive
Brentwood, TN 37027

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
161 04 0 161.00

## QUITCLAIM DEED

**Donald R. Loftis and wife, Dianne E. Loftis** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Loftis Family Trust**, dated March 12, 2015 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **September 23, 2026**.

Donald R. Loftis

Dianne E. Loftis

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Donald R. Loftis and Dianne E. Loftis**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 23, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

## EXHIBIT A

Being Lot No. 20 on the Plan of Goodrich Heights, of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the northerly side of Raywood Court and runs back between lines, 260 feet on the east line and 271.2 feet on the westerly line to a dead line on which it measures 110.9 feet.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, anchor easement at southwest corner of premises, 30-foot building setback line from Raywood Court, and conditions of owners certificate as shown on plan of record in book 2663, page 60, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2794, page 363, said Register's Office.

Being the same property conveyed to Donald R. Loftis and wife, Dianne E. Loftis, as 50/50 tenants in common (and not as tenants by the entirety), from Andra J. Hedrick, Trustee, and to, Andra J. Hedrick, Trustee from Donald R. Loftis and wife, Dianne E. Loftis, by deed of record in Instrument No. 20090313-0023034, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 306 Raywood Court, Nashville, TN 37211.

### CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 23, 2026.

Cameron Waltman
Affiant Signature

9/23/26
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, September 23, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027