This instrument was prepared by Lois H. Cantrell, 7653 Alexanders Crossing Drive, Olive Branch, MS 38654

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever for the accuracy of the legal description or the status of the title of the property.

Address of New Owner:	**Send Tax Bills to:**	**Tax Map-Parcel**
Grant R. Cantrell and Bethany Cantrell 3685 Bailey Lane Southaven, MS 38672	Same	009-00-0-099.00

Karen Johnson Davidson County
Batch # 1478569 DEEDQC
09/29/2026 09:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260929-0089895

The actual consideration for this transfer is $ 1. Exempt pursuant to T.C.A. 67-4-409 et seq.

Lois H. Cantrell

Lois H. Cantrell

State of Mississippi
County of DeSoto, dated this 14 day of September, 2026.

Jillian Rash
Notary Public

My commission expires Sept 7, 2029.

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 121474 JILLIAN RASH Commission Expires Sept. 7, 2029 DESOTO COUNTY

QUITCLAIM DEED

George R. Cantrell and wife, Lois H. Cantrell, as joint tenants with rights of survivorship, purchased the following described real estate on March 27,1970. George R Cantrell died on August 17, 2020, leaving Lois H. Cantrell as the sole owner of said herein described property.

FOR AND IN CONSIDERATION of the sum of $1(one) Dollar, I, Lois H. Cantrell, as sole owner and Grantor have this date bargained and sold and do hereby quitclaim, transfer and convey unto, Grant R. Cantrell and Bethany Cantrell, husband and wife, their heirs and assigns certain real estate located in Davidson County TN, more particularly described as follows:

LEGAL DESCRIPTION

Land in the 14th Civil District of Davison County, Tennessee, according to a survey by Petty and Petty, Dated May 6, 1968, more particularly described as follows:

Beginning at a point in the easterly margin of Ridgewood Road; thence north 75 degrees, o min. east in a distance of 468 feet to a point; thence north 16 degrees 20 min west a distance of 66.7 feet to a point; thence north 8 degrees 20 min. west a distance of 336.6 feet to a point; thence north13 degrees 41 min. east a distance of 269 feet to a point; thence south 87 degrees 0 min. east a distance of 438 feet to a point; thence south 9 degrees 12 min. west a distance of 676 feet to a point; thence south 72 degrees 47 min. west a distance of 750 feet to a point in the easterly margin of Ridgewood Road; thence following two distances and bearings in the easterly margin of Ridgewood Road; North 18 degrees 0 min. west a distance of 76 feet to a point; thence north 28 degrees 36 min. west a distance of 80 feet to a point. Said point being point of beginning. This tract is designated as tract 3 and contains 8.31 acres. Being the same property as conveyed by warranty deed from Smiley to Spence of record in Book 4243/pg. 99 R.O.D.C. Tennessee.

Being the same property conveyed to George R. Cantrell (deceased) and wife, Lois H. Cantrell from Charles E Spencer, Jr. and Ada Paulette Spencer by Warranty Deed of record in Book, Page 4407, Page 168, in Register's office for Davidson County,

Tennessee.

This instrument is made subject to all applicable local government planning and zoning regulations, and to an easement for electric power lines serving the property across the front of subject property. This instrument is also made subject to the rights of the public in and over all public roads, if any, running with said land and all easements existing on this tract.

IN WITNESS WHEREOF, the Grantor has caused the instrument to be executed on the 14th day of September, 2026.

Lois H. Cantrell

LOIS H. CANTRELL

State of Mississippi)

County of Desoto)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois H. Cantrell with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Southaven, Mississippi this 14th day of September, 2026.

Jillian Rash

NOTARY PUBLIC

My Commission Expires: Sept 7, 2029

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 121474 JILLIAN RASH Commission Expires Sept. 7, 2029 DESOTO COUNTY

This instrument was prepared by: James H. Hill, Atty., 320 Gallatin Road, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4407 PAGE 168

AUTHORS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
George R. Cantrell etux. (NAME)	Same (NAME)	Map. 9
Rt. #2, Box 280, Ridgewood Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Pdc. 99
Goodletsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS ($10.00) ---------- *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations received and acknowledged, therefore,

We, Charles E. Spencer, Jr. and wife, Ada B. Spencer (Ada B. Spencer & Ada Paulette Spencer being one & the same person) / the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* George R. Cantrell and wife, Lois H., the grantees, and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by Petty and Petty, Dated May 6, 1968, more particularly described as follows:

Beginning at a point in the easterly margin of Ridgewood Road; thence north 75 degrees, 0 min. east in a distance of 468 feet to a point; thence north 16 degrees 20 min. west a distance of 66.7 feet to a point; thence north 8 degrees 20 min. west a distance of 336.6 feet to a point; thence north 13 degrees 41 min. east a distance of 269 feet to a point; thence south 87 degrees 0 min. east a distance of 438 feet to a point; thence south 9 degrees 12 min. west a distance of 676 feet to a point; thence south 72 degrees 47 min. west a distance of 750 feet to a point in the easterly margin of Ridgewood Road; thence following two distances and bearings in the easterly margin of Ridgewood Road; North 18 degrees 0 min. west a distance of 76 feet to a point; thence north 28 degrees 36 min. west a distance of 80 feet to a point. Said point being point of beginning. This tract is designated as tract 3 and contains 8.31 acres. Being the same property as conveyed by warranty deed from Smiley to Spencer of record in Bk. 4243/pg. 99- R. O. D. C.

This is (x) unimproved ( ) improved property, known as (House Number) (Street) P. O. Address: (City or Town) Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, and their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* taxes for '70 are pro-rated and assumed by the grantees.

And we, the grantors *do further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* March, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Charles E. Spencer, Jr.
Ada Paulette Spencer