Karen Johnson
Batch # 1480924
10/06/2026 12:39:30 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20261006-0091897

This instrument prepared by
Patrick M. Carter, Attorney
809 South Main Street, Suite 100
Columbia, Tennessee 38401

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ROBERT P. TRAVIS (being one and the same as Robert Palmore Travis)** does hereby quitclaim unto **the TRAVIS JOINT REVOCABLE TRUST dated May 14, 2021,** its successors and assigns, any right, title and interest they may have in and to the following described real estate:

PARCEL 1: Land situated in the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, the northerly part of Parcel of 59 and being more particularly described as follows:

Beginning at a point on the easterly right-of-way margin of McCrory Lane (a 50-foot wide right-of-way), the southwesterly most property corner of this tract and in the northerly property line of Robert Palmore Travis and wife, Patricia J. Travis, of record by Instrument #20040719-0085866, Register's office for Davidson County (R.O.D.C.), Tennessee, and proceeding as follows:

Thence, with said right-of-way margin, North 10°40'17" West, a distance of 75.05 feet; thence, leaving said right-of-way margin, severing Parcel 59, making a new line, North 79°19'05" East, a distance of 267.16 feet; thence, with the westerly property line of Robert Palmore Travis and wife, Patricia J. Travis, of record by Instrument #20040719-0085866, R.O.D.C., South 79°18'25" West, a distance of 75.00 feet; thence, with the northerly property line of said Palmore, Travis, South 79°18'25" West, a distance of 267.16 feet to Point of Beginning. Containing 20,044 square feet or 046 acres, more or less.

Being the same property conveyed to Robert P. Travis and wife, Patricia J. Travis, of record by Instrument #20130614-0061088, R.O.D.C., Tennessee. Patricia J. Travis died on September 13, 2022 in Nashville, Davidson County, Tennessee, leaving Robert P. Travis as sole owner by operation of law.

Portion of Tax Map 126, Parcel 059.00

The above description is the same as previous deed.

PARCEL 2: Being a tract of land as shown on Property Map 126, Assessor's Office, Davidson County, Nashville, Tennessee. Bounded in general by McCrory Lane, Carolyn B Hall and Robert P. Travis on the West: a 39.55-acre tract of the Minnie A. Travis Tract on the North; Cecil D. Branstetter on the East; Cecil D. Branstetter and Joyce Baker on the South, more particularly described as follows:

Beginning at an iron pin set on the East margin (25 ft. from the center) of McCrory Lane, said pin being located N 25 deg. 53 min. 27 sec. W 1931.02 ft. from the centerline intersection of McCrory Lane and Newsome Station Road; thence leaving said road and with the division line of equal tracts as described by Minnie A. Travis' Will, N 81deg. 58 min. 01 sec. E 1,041.20 ft to an iron pin set; thence S 58 deg. 50 min. 10 sec. E 1,680.22 ft. to an iron pin set in the West line of Cecil D. Branstetter (Ref. Deed Book 10037, Page 448, R.O.D.C.) just East of a fence; thence leaving the division line and with Branstetter's East line S 18 deg. 00 min. 32 sec. E 162.11 ft. to an iron pin set in a fence; thence S 51 deg. 52 min. 06 sec. E 406.06 ft. to an existing iron pin; thence S 25 deg. 19 min. 02 sec. E 189.12 ft. to an iron pin set; thence with another tract of Cecil D. Branstetter running generally North of a fence N 83 deg. 12 min. 44 sec. W 1,636.66 ft. to an iron pin set at an existing iron pipe in a fence, the Southeast corner of Joyce Baker (Ref. Deed Book 5477, Page 168, R.O.D.C.); thence leaving Branstetter and with Baker's North fence line N 10 deg. 23 min. 17 sec. W 150.00 ft. to an iron pin set at an existing iron pipe in fence corner, Baker's Northeast corner; thence with Baker's North line running first with the fence, then generally South of the fence N 82 deg. 38 min. 49 sec. W 837.81 ft. to an iron pin set, Carolyn B. Hall's Southeast corner (Ref. Deed Book 9771, Page 208, R.O.D.C.) thence leaving Baker and with Hall's East line running just West of a drain N 02 deg. 02 min. 40 sec. W 443.60 ft to an existing iron stake in Robert P. Travis' South line (Ref. Deed Book 4682, Page 184 R.O.D.C.); thence leaving Hall and with Travis' South, East, and North lines recrossing said ditch at about 9 ft., N 79 deg. 33 min. 20 sec. E 459.00 ft. to an iron pin set; thence N. 10 deg. 26 min. 40 sec. W 165.00 ft. to an iron pin set; thence S 79 deg. 33 min. 20 sec. W 531.00 ft. to an iron pin set, the Southeast corner of Roy Mixson, *et ux* (life estate) William R. Travis, and Robert P. Travis (Ref. Deed Book 2797, Page 391, R.O.D.C.); thence leaving Robert P. Travis and Mixson, *et al.* East and North lines N 10 deg. 26 min. 40 sec. W 150.00 ft. to an iron pin set; thence S 79 deg. 33 min. 20 sec. W 267.16 ft. to an iron pin set on the East margin of McCrory Lane; thence leaving Mixson, et al. and with the margin of said road N 10 deg. 26 min. 40 sec. W 162.73 ft. to the point of beginning, containing 44.55 acres, more or less, and being the Southern half of Minnie A. Travis' property as divided according to the Will Book 215, Page 90, Probate Court's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7111-B Sweet Gum Road SW, Fairview, Tennessee, 37062, and dated March 10, 1999.

The above-described tract is subject to all easements, restrictions, and covenants of record and to the findings of a title report.

Being the same property conveyed to Robert Palmore Travis in Deed Book 11506, Page 784, Register's Office for Davidson County, Tennessee, and as devised unto

Robert Palmore Travis in Will Book 215, Page 90, Probate Court for Davidson County, Tennessee.

Portion of Tax Map 126, Parcel 060.00

The above description is the same as previous deed.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 6th day of Oct., 2026.

Robert P. Travis
ROBERT P. TRAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County, the within named ROBERT P. TRAVIS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Columbia, Tennessee, this the 6th day of October, 2026.

Darneshia Hampton
NOTARY PUBLIC

My Commission Expires: 05/19/2030

DARNESHIA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OATH

Robert P. Travis, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value whichever is greater, for the transfer of the property described herein is $0.00.

Robert P. Travis
ROBERT P. TRAVIS

Sworn to and subscribed before me, this the 6th day of October, 2026.

NOTARY PUBLIC

My Commission Expires: 05/19/2030

DARNESHIA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

NAME AND ADDRESS OF NEW PROPERTY OWNER:

TRAVIS JOINT REVOCABLE TRUST
dated May 14, 2021
7992 McCrory Lane
Nashville, TN 37221

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Robert P. Travis
7992 McCrory Lane
Nashville, TN 37221