This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Suite 200
Mount Juliet, TN 37122
615-263-0950

From information furnished

Karen Johnson Davidson County
Batch # 1483028 DEEDQC
10/12/2026 08:26:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261012-0093348

Address New Owner As Follows	Send Tax Bills To:	Map Parcel No.
Larry Wayne Welch and Brenda Jackson Welch, Trustees of the Welch Family Trust, dated September 2, 2026, and any amendments thereto 111 Rolling Mill Road Old Hickory, TN 37138	Larry Wayne Welch and Brenda Jackson Welch, Trustees of the Welch Family Trust, dated September 2, 2026, and any amendments thereto 2060 Earl Pearce Circle Mt. Juliet, TN 37122	054 13 0 084.00

TRUSTEE'S DEED

IN CONSIDERATION of Zero Dollars ($0.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, **Brenda Welch, Trustee of the Revocable Trust of Dorothy Jackson, dated September 5, 2025,** (the "Grantor"), do hereby sell, transfer, convey, and forever quitclaim unto Larry Wayne Welch and Brenda Jackson Welch, Trustees of the Welch Family Trust, dated September 2, 2026, and any amendments thereto (herein the "Grantee"), any and all of my right, title, and interest in and to the following tract(s) or parcel(s) of land, situated, and lying in Davidson County, Tennessee, and being more particularly described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, Being Lot No. 38 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, Page 79 and 80, Register's Office for said County, Specific reference to said Plan being here made for a more particular description of said Lot.

Being the same property conveyed to Brenda Welch, Trustee of the Revocable Trust of Dorothy Jackson, dated September 5, 2025, by Quitclaim Deed from Dorothy B. Jackson (unmarried), of record in Instrument No. 20250909-0072096, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in Instrument of record in Book 3816, Page 544, said Register's Office.

This improved property known as 111 Rolling Mill Road, Old Hickory, TN 37138.

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

GRANTEE herein assume and agree to pay all taxes assessed against said real estate for the year 2026.

GRANTOR AND GRANTEE acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies) acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

WITNESS MY HAND as of this 30th day of September, 2026.

Brenda Welch, Trustee

Brenda Welch, Trustee of the Revocable Trust of Dorothy Jackson, dated September 5, 2025

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this this 30th day of September, 2026, before me personally appeared, Brenda Welch, Trustee of the Revocable Trust of Dorothy Jackson, dated September 5, 2025, to me known to be the person described in and who executed the foregoing instrument, with the requisite authority as Trustee thereof, and acknowledged that such person executed the same as such person's free act and deed for the purposes contained herein.

Witness my hand, at office, this 30th day of September, 2026.

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

Subscribed and sworn to before me on this 30th day of September, 2026.

Bryson Eubanks, Notary Public
My commission expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY