THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN to before me, this the 9th day of December, 2023.

Notary Public
My Commission Expires: 7/28/25

Karen Johnson Davidson County
Batch# 1081778 DEEDQC
12/14/2023 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231214-0096517

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Alex Andrew Nash and Meredith Lynn Nash, Trustees 4872 Rainer Driver Old Hickory, TN 37138	**Alex Andrew Nash and Meredith Lynn Nash, Trustees 4872 Rainer Driver Old Hickory, TN 37138**	**065-05-0-008.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alex Andrew Nash, also known as Alex A. Nash, and Meredith Lynn Nash, also known as Meredith L. Nash, as spouses married to each other,** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Alex Andrew Nash and Meredith Lynn Nash, Trustees of the Trust in the Brody Living Trust, dated December 9, 2023** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

See attached Exhibit "A."

BEING the same property conveyed to Alex A. Nash, a married man, Meredith L. Nash, his wife, Joint Tenants with Full Rights of Survivorship, by Warranty Deed from William Taylor Harris and wife Loree Elizabeth Harris, of record at Instrument number 20201216-0148220, in the Register's Office for Davidson County, Tennessee, dated 2nd of December, 2020.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **4872 Rainer Drive, Old Hickory, TN 37138.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 9th day of December, 2023.

GRANTORS:

Alex Andrew Nash

Meredith L. Nash

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of December, 2023, before me personally appeared Alex Andrew Nash and Meredith L. Nash, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 9th day of December, 2023.

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Sherwood Forrest, Section 4, as of record in Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 394 fronts 85 feet on the northerly side of Rainer Drive and runs back northwardly between lines 145 feet on the westerly side and 145 feet on the easterly side to a line at the rear measuring 85 feet thoeron.

Being the same property conveyed to Alex A. Nash, a married man, Meredith L. Nash, his wife, Joint Tenants with Full Rights of Survivorship, by Warranty Deed from William Taylor Harris and wife Loree Elizabeth Harris in Instrument No. 20201216-0148220 Register's Office for Davidson County, Tennessee, dated December 2, 2020 and recoded on December 16, 2020.

Certificate of Authenticity

I, Ryan Pearcol, 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 12/9/23 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 9 day of December, 2023..

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 9th day of December, 2023.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY