Karen Johnson Davidson County
Batch# 1280662 DEEDQC
06/03/2025 07:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250603-0043301

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 21st day of May, 2025. RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of May, 2025, among:

JEREMY M. PANTIN AND TESSA L. BEST, HUSBAND AND WIFE,,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JEREMY PANTIN AND TESSA LYNDIA BEST, TRUSTEES OF THE HUMMINGBIRD TRUST DATED MAY 21, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 3 and Lot No. 4, Block C, Revised Plan of the Life and Casualty Co. 's Subdivision of Woodmont Acres, as shown on plat of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeremy M. Pantin and Tessa L. Best, husband and wife, by Quitclaim Deed from Jeremy M. Pantin and Tessa L. Best, husband and wife, dated June 4, 2019, and recorded June 6, 2019, at Instrument No. 20190606-0054012, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3627 Woodmont Boulevard, Nashville, TN 37215.

THIS DEED has been prepared solely upon information furnished by **Jeremy M. Pantin and Tessa L. Best.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JEREMY M. PANTIN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jeremy M. Pantin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TESSA L. BEST

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Tessa L. Best**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Jeremy Pantin and Tessa Lyndia Best, Trustees
Hummingbird Trust dated May 21, 2025
3627 Woodmont Boulevard
Nashville, TN 37215

Responsible Party For Taxes:

Jeremy Pantin and Tessa Lyndia Best, Trustees
Hummingbird Trust dated May 21, 2025
3627 Woodmont Boulevard
Nashville, TN 37215

Tax Map and Parcel: 117-05-0-185

Certificate of Authenticity

I, Trent Linville, 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 5|21|2025.

Date

T Linville

Affiant Signature

5|21|2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 21st day of May, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY