PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1284059 DEEDQC
06/13/2025 09:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0045883

Name and address of owners:	Send tax bills to:	Map Parcel Number:
Eric A. Darken and Anne M. Darken 227 Deer Park Circle Nashville, TN 37205	Eric A. Darken and Anne M. Darken 227 Deer Park Circle Nashville, TN 37205	116 10 0 062.00

QUITCLAIM DEED

WHEREAS, Eric A. Darken and Anne M. Darken, as Co-Trustees of the Eric and Anne Darken Revocable Trust under agreement dated September 28, 2021, acquired the property more particularly described herein by Warranty Deed dated September 28, 2021 from Eric A. Darken and Anne M. Darken, recorded September 29, 2021 as Instrument 20210929-0131061 in the Register's Office of Davidson County, Tennessee: and

WHEREAS, Eric A. Darken and Anne M. Darken, as Trustees aforesaid, desire to make this Quitclaim Deed and cause it to be recorded in said Register's Office.

NOW, THEREFORE, ERIC A. DARKEN and ANNE M. DARKEN, CO-TRUSTEES OF THE ERIC AND ANNE DARKEN REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 28, 2021 ("Grantors") quitclaim to ERIC A. DARKEN and ANNE M. DARKEN ("Grantees"), their heirs, successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

Located in Davidson County, Tennessee, being the Northerly 175 feet of Lot 29 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 of First Belle Meade Subdivision, as of record in Book 421, page 139, in the Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot 29 fronts 100 feet on the southerly side of Deer Park Circle and runs back between parallel lines 175 feet to a dead line.

Subject to all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

Being the same property conveyed by Warranty Deed dated September 28, 2021 from Eric A. Darken and Anne M. Darken to Eric A. Darken and Anne M. Darken, as Co-Trustees of the Eric and Anne Darken Revocable Trust under agreement dated September 28, 2021, recorded September 29, 2021 as Instrument Number 20210929-0131061 in the Register's Office of Davidson County, Tennessee.

Being improved property known as 227 Deer Park Circle, Nashville, TN 37205.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 11 day of June, 2025.

GRANTORS:

Eric A. Darken

Anne M. Darken

CO-TRUSTEES OF THE ERIC A. DARKEN AND ANNE M. DARKEN REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 28, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Eric A. Darken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of the Eric A. Darken and Anne M. Darken Revocable Trust under agreement dated September 28, 2021, and that he, as Trustee, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name in such capacity.

WITNESS my hand and seal, this 11 day of June, 2025.

Notary Pubic

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anne M. Darken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Trustee of the Eric A. Darken and Anne M. Darken Revocable Trust under agreement dated September 28, 2021, and that she, as Trustee, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name in such capacity.

WITNESS my hand and seal, this 11 day of June, 2025.

Notary Pubic

AKIKO BRUBAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 9, 2027

Commission Expires: 3/9/27

4912-5415-6360v.1
4912-5415-6360v1
2972006-000001 05/30/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: Eric Darken
Grantee

Sworn to and subscribed before me this
11 day of June, 2025.

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

4912-5415-6360v.1
4912-5415-6360v1
2972006-000001 05/30/2025

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 June 11, 2025 (date of document).

Affiant Signature

June 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027