[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1284113 DEEDQC
06/13/2025 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0045945

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

Donald M. Breeding
Affiant

Subscribed and sworn to before me this 21st day of May 2025.

Notary Public
My Commission Expires: 5/9/2027

MICHAEL S. GOODE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Donald M. Breeding Trustee of the Donald M. Breeding Revocable Trust 3605 Sycamore Lane Nashville TN 37215	Same	117-9-117

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Donald M. Breeding, a married man** (the "Grantor"), does hereby quitclaim and convey unto **Donald M. Breeding Trustee under The Donald M. Breeding Revocable Trust dated March 27, 2024** (the "Grantee"), its heirs and assigns, all of Grantor's right, title, and interest in and to a 1/2 undivided interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3, Section 2, Phase II, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the east by Sycamore Lane, on the south by Lot No's 1 and 2, on the west by Foxhall Close, on the north by Lot No. 4 and Woodmont Acres and being more particularly described as follows:

BEGINNING at a point in the west cul-de-sac right-of-way of Sycamore Lane, said point being a common corner with Lot No. 1 and being the southeast corner of the lot herein described, thence with Lot No. 1 north 75 degrees 24 minutes 58.3 seconds west 106.58 feet to a corner common with Lot No.'s 1 and 2, thence with Lot No. 2 north 83 degrees 51 minutes 46.4 seconds west 115.25 feet to a corner common with Lot No. 2 in the east line of Foxhall Close, thence with Foxhall Close north 06 degrees 03 minutes 14.6 seconds east 183.66 feet to a corner common with Foxhall Close in the south line of Woodmont Acres, thence with Woodmont Acres south 84 degrees 19 minutes 08.7 seconds east 140.84 feet to a corner common with Lot No. 4 in the south line of Woodmont Acres, thence with Lot No. 4 south 05 degrees 40 minutes 51.3 seconds west 61.62 feet, south 35 degrees 18 minutes 33.3 seconds east 145.00 feet to a corner common with Lot No. 4 in the west cul-de-sac right-of-way of Sycamore Lane thence on a curve to the left 35.00 feet (radius 50.00 feet) to the point of beginning. Containing 0.766 acres.

Being one-half (1/2) interest in the same property conveyed to Donald M. Breeding and wife, Carolyn Y. Breeding, by Quitclaim Deed from Donald M. Breeding and wife, Carolyn Jones Breeding, dated March 19, 2006, of record in Document Number 20060526-0062296, Register's Office for Davidson County, Tennessee. Carolyn Y. Breeding retains her one-half (1/2) interest.

This is Improved property, known as **3605 Sycamore Lane, Nashville TN 37215.**

This Trust ("The Donald M. Breeding Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND

LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 21st DAY OF MAY 2025.

Donald M. Breeding
Donald M. Breeding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Michael S. Goode a Notary Public of said County and State, appeared **Donald M. Breeding**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of May 2025.

Michael S. Goode
NOTARY PUBLIC
My Commission Expires: 5/9/2027

Certificate of Authenticity

I, **Michael S. Goode**, 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 **May 21, 2025**.

Affiant Signature

6/11/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

JENNIFER A. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

My Commission Expires:

Notary's Seal (if on paper)