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# 1285468 DEEDQC
06/18/2025 07:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250618-0047779

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

QUITCLAIM DEED

WHEREAS, Eric A. Darken and Anne M. Darken acquired the property more particularly described herein by Quitclaim Deed recorded in the Register's Office of Davidson County, Tennessee simultaneously herewith; and

WHEREAS, Eric A. Darken and Anne M. Darken 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 ("Grantors") quitclaim to ERIC A. DARKEN and ANNE M. DARKEN, CO-TRUSTEES OF THE ERIC AND ANNE DARKEN REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 28, 2021, as amended by Amendment and Restatement thereof dated June 11th, 2025 ("Grantees"), their 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 to Eric A. Darken and Anne M. Darken by Quitclaim Deed recorded as Instrument Number 20250613-0045883 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 13 day of June, 2025.

GRANTORS:

Eric A. Darken

Anne M. Darken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Eric A. Darken, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 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 Notary Public in and for the State and County aforesaid, personally appeared Anne M. Darken, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 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

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: ERIN DARLEN
Grantee / Trustee

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

Notary Public

Commission Expires: 3/9/29

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

4897-6262-2536v.1

4897-6262-2536v1
2972006-000001

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 13, 2025 (date of document).

Affiant Signature

June 13, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 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