PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 12, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2026

New Owner Address:
ELB Trust
716 South Summerfield Drive
Madison, TN 37115

Send Tax Bills To:
Same

Map-Parcel Number:
052 01 0 213.01

QUITCLAIM DEED

Erin Byrum ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **ELB Trust**, dated August 12, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

Karen Johnson Davidson County
Batch# 1308973 DEEDQC
08/12/2025 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250812-0064204

WITNESS my hand on this day, **August 12, 2025**.

Erin Byrum

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Erin Byrum**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 12, 2025.

Notary Public

My Commission Expires: _____

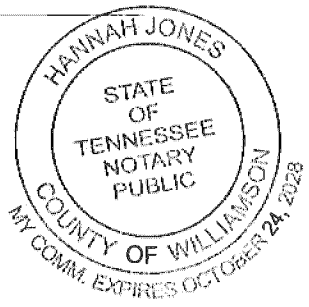


EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 76 feet of Lot Nos. 1 and 2 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by E. Medlin and R. Brantley, Surveyors, dated May 23, 1963, as follows:

Said part of Lot Nos. 1 and 2 front 76 feet on the easterly side of Gallavista Avenue and extend back between parallel lines 133.2 feet to a dead line in the rear.

Being the same property conveyed to Erin Byrum, unmarried, from Jeff Byrum, unmarried, by deed of record in Instrument No. 20220112-0004109, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 823 Gallavista Avenue, Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 12, 2025.

Affiant Signature

8/12/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 12, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028