Karen Johnson Davidson County
Batch# 1310102 DEEDQC
08/14/2025 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250814-0064764

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Mary Angela Graham Affiant Subscribed and sworn to before me, this 13th day of August, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Phillip Rush Graham and Mary Angela Graham, Trustees 222 Craighead Avenue Nashville, Tennessee 37205	SAME	104 13 0 096.00 104 13 0 095.00 093 08 0 042.00 116 03 0E 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip Rush Graham and wife, Mary Angela Graham**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Phillip Rush Graham and Mary Angela Graham, Trustees of the Phil & Angela Graham Living Trust, established by the Revocable Trust Agreement of Phillip Rush Graham and Mary Angela Graham dated August 13, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 13th day of August, 2025.

Phillip Rush Graham

Phillip Rush Graham

Mary Angela Graham

Mary Angela Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Rush Graham and Mary Angela Graham, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 2025.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

Map and Parcel 104 13 0 096.00 - 222 Craighead Avenue, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly half of Lot No. 2 on the plan of Bransford Realty Company's Addition to Myrtlewood, as of record in Book 547, Page 117, Register's Office for said County.

Said Lot No. 3 and the southerly half of Lot No. 2 front together 92 1/2 feet on the easterly side of Craighead Avenue and run back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Phillip R. Graham and Mary Angela Graham, husband and wife, by deed from Greg Pohl, Successor Trustee of the Gloria A. Pohl Trust, of record as Instrument No. 20130612-0060091, Register's Office for Davidson County, Tennessee.

Phillip Rush Graham and Phillip R. Graham are one and the same person.

This is improved property known as 222 Craighead Avenue, Nashville, Tennessee 37205.

Map and Parcel 104 13 0 095.00- 226 Craighead Avenue, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of the Bransford Realty Company's Addition to Myrtlewood, being a subdivision of Block "K", Whitland Realty Company, of record in Book 547, Page 117, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to David A. Fox, and wife Carrington Fox, as to a 32.48% undivided interest, as tenants in common, and unto Phillip R. Graham and wife, M. Angela Graham, as to a 67.52% undivided interest, as tenants in common, by deed from John Nolan Sharbel, Sr., as Personal Representative of the Estate of Nancy Wood Patton, deceased, of record as Instrument No. 20220718-0081927, Register's Office for Davidson County, Tennessee.

Phillip Rush Graham and Phillip R. Graham are one and the same person.

Mary Angela Graham and M. Angela Graham are one and the same person.

This is improved property known as 226 Craighead Avenue, Nashville, Tennessee 37205.

Map and Parcel 093 08 0 042.00 - 1002 South 11th Street Nashville, Tennessee 37206

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plat of the Re-Subdivision of Lots 45-50 Haynies Central Park, as of record on August 2, 2016, in Instrument Number 20160802-0079561, Register's Office for said County.

Being the same property conveyed to Phillip Rush Graham and wife, Mary Angela Graham, as to a 62% undivided interest and Rebecca Leigh Graham, a single woman, as to a 38% undivided interest, by deed from D221, LLC, a Tennessee limited liability company, of record as Instrument No. 20170428-0042101, and further by deeds of correction of record as Instrument No. 20201214-0147196 and Instrument No. 20201214-0147197, Register's Office for Davidson County, Tennessee.

This is improved property known as 1002 South 11th Street Nashville, Tennessee 37206.

Map and Parcel 116 03 0E 004.00 – 104 Nichols Court Nashville, Tennessee 37205

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit No. 4, of Nichols Court Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6087, Page 444, Register's Office for Davidson County, Tennessee, and as corrected by instrument of record in Book 6096, Page 70, said Register's Office, together with the undivided percentage interest in common elements appurtenant to said Unit described in said Master Deed, reference is hereby made to the Plat of Nichols Court, of record in Book 5200, Page 457, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Phillip R. Graham and Mary A. Graham, husband and wife, by deed from Alison Smith and Ellen Smith Simpson, Devisees under the Last Will & Testament of Faye Anthony Smith, of record as Instrument No. 20200323-0031505, Register's Office for Davidson County, Tennessee.

Phillip Rush Graham and Phillip R. Graham are one and the same person.

Mary Angela Graham and Mary A. Graham are one and the same person.

This is improved property known as 104 Nichols Court Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 13, 2025.

08/14/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

