STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 18 day of August, 2025.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH JR
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A.
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Howard Allen Deal, Trustee 8440 Merrymount Drive Nashville, TN 37221	New owner	127 13 0 011.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Howard Allen Deal, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Howard Allen Deal, Trustee of The Howard Allen Deal Revocable Living Trust Dated August 18, 2025 hereinafter called the Grantee(s), his successors, and assigns, all Grantor'(s) interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Merrymount Acres, as of record in Book 4175, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard Allen Deal from the beneficiaries/heirs at law of Alice A. Pickney under the terms of the Last Will and Testament of Alice Ann Pickney, namely Carolyn M. Foster, Linda Hines, Steven R. Foster, Shirley A Woodard, Kelsey Smith (formerly Kelsey Foster), and Brian Foster. Said Will was probated in Davidson County Circuit Court, No. 23P8, and of record in Document # 20230125-0005673.

Also being the same property conveyed to Howard Allen Deal and Alice A. Pickney, both unmarried, and recorded in Book 11756, Page 942, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1313785 DEEDQC
08/25/2025 08 34 33 AM 2 pgs
Fees $12.00 Taxes $0.00
20250825-0067526

This instrument and the interest hereby released and quitclaimed are subject to all such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 8440 Merrymount Drive, Nashville, TN 37221

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18 day of August, 2025.

Howard Allen Deal

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Howard Allen Deal, with whom I am personally acquainted (or has proved his/her identity with satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 18 day of August, 2025.

Notary Public

NICHOLAS PERENICH JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29