Karen Johnson Davidson County
Batch# 1317806 DEEDQC
09/03/2025 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250903-0070259

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Mark L. Baum, Trustee of the Larry Trust 710 Jackson Boulevard Nashville, TN 37205	Same	130 06 0 038.00

This instrument prepared by: Holland & Knight LLP, Aaron Flinn, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 2 day of September, 2025.

NOTARY PUBLIC
My Commission Expires: 3/9/2027

ELIZABETH STARKEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **MARK L. BAUM AND EMILY C. BAUM, TRUSTEES OF THE FOUR TREE TRUST DATED MARCH 20, 2015, AMENDED AND RESTATED JUNE 3, 2019** ("Grantors") do hereby quitclaim and convey unto **MARK L. BAUM, TRUSTEE OF THE LARRY TRUST DATED JUNE 3, 2019** ("Grantee"), his successors and assigns, all of their right, title and interest in and to the following tract of land situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being all that property shown on the Consolidation Plat of William P. Johnston et ux Property as of record in Instrument No. 20010531-0056376, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and being further described as Parcel 38, William P. Johnston Property.

Being the same property conveyed to Mark L. Baum and Emily C. Baum, Trustees of the Four Tree Trust dated March 20, 2015, Amended and Restated June 3, 2019, by deed from William P. Johnston and wife, Lilias D. Johnston, recorded as Instrument No. 20200916-0105725, Register's

Office for Davidson County, Tennessee, as affected by Scrivener's Affidavit recorded as Instrument No. 20220110-0002912, said Register's Office.

This is improved property known as 710 Jackson Boulevard, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantors have executed this instrument this the 2 day of SEPTEMBER, 2025.

GRANTORS:

Mark L. Baum, Trustee

Emily C. Baum, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark L. Baum and Emily C. Baum, Trustees of the Four Tree Trust dated March 20, 2015, Amended and Restated June 3, 2019, the bargainors, 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 the 2 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 3-9-2027

ELIZABETH STARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Tennessee Certification of Electronic Document

I, J. Steven Kirkham, 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 September 2, 2025 (date of document).

Affiant Signature

9/3/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025.

Benita Hudson
Notary's Signature

MY COMMISSION EXPIRES: NOV 24 2026

NOTARY'S SEAL

BENITA HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 02 2026