This transfer is exempt from the payment of any transfer tax as provided in T C.A § 67-4-409(a)(1)(C)(vi).

Karen Johnson Davidson County
Batch # 1319084 DEEDQC
09/08/2025 08 30 16 AM 2 pgs
Fees $12 00 Taxes $0 00
20250908-0071245

This instrument was prepared by:
AmeriEstate Legal Plan, Inc
3525 Hyland Ave Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:
THE DIANE STRUBE
FAMILY TRUST
7225 SUGARLOAF DRIVE
NASHVILLE, TN 37211

Send Tax Bill to:
DIANE LYNN STRUBE
Trustee(s) of
THE DIANE STRUBE
FAMILY TRUST
7225 SUGARLOAF DRIVE
NASHVILLE, TN 37211

Map Parcel Number:
181-01-OA-194 00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that DIANE L. STRUBE, for and in consideration of the sum of Ten Dollars and 00/100 ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto DIANE LYNN STRUBE Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of DIANE LYNN STRUBE, under the terms of THE DIANE STRUBE FAMILY TRUST Dated 5-22-25, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in DAVIDSON **County, Tennessee**, described as follows

BEING LOT NO 47 ON THE PLAN OF SUGAR VALLEY SECTION 6 A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO 20020321-0034914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT

BEING the same land conveyed to the Grantor by RUTH MARGOLIS BOWMAN and JAMES R BOWMAN, JR. HUSBAND AND WIFE, to DIANE L STRUBE by Deed of record as INSTRUMENT 20050722-0085619 on 07/22/2005, in the Register's Office for DAVIDSON County, Tennessee

Description contained herein was taken from a prior deed and without benefit of an updated survey Preparer makes no representation as to the accuracy of said description

This improved property is known as: 7225 SUGARLOAF DRIVE, NASHVILLE, TN 37211

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

WITNESS my hand this 22 day of August, 2025

Diane L. Strube
DIANE L STRUBE

STATE OF TENNESSEE
COUNTY OF DAVIDSON, ss.

On this 22 day of August, 2025, before me, the undersigned officer, personally appeared DIANE L STRUBE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she/they executed the same for the uses and purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Tony Sheets
Notary Public
My commission expires on 10-26-27

TONY SHEETS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Diane L. Strube
Affiant

STATE OF TENNESSEE

COUNTY OF Rutherford

Subscribed and sworn to before me this day of 22 August, 2025.

Tony Sheets
Notary Public

TONY SHEETS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires 10-26-27

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.