[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1320773 DEEDQC
09/10/2025 12:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 10th day of September 2025.

Notary Public
My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Tax Information: Tax Parcel ID No.**
Eric Joseph Geithner, Trustee under The Eric Joseph Geithner Revocable Trust 1206 6th Avenue North #1 Nashville TN 37208	Eric Joseph Geithner 1206 6th Avenue North #1 Nashville TN 37208	82-09-0Z-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Geithner** (the "Grantor"), does hereby quitclaim and convey unto **Eric Joseph Geithner, Trustee under The Eric Joseph Geithner Revocable Trust dated September 10, 2025,** hereinafter called the Grantee, its heirs, successors, and assigns, all its right, title, and interest in and to all that tract or parcel of land in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit I, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1206 6th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 201606070057495 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Geithner by Warranty Deed from Martha A. Neyer, married, of record in Instrument No. 20210428-0056435, Register's Office for Davidson County, Tennessee, dated October April 26, 2021, and recorded on April 28, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 10, Page 606, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160607-0057495 and Terminated in Instrument No. 20170825-0087415, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170825-0087417 and First Amendment recorded in Instrument No. 20170920-0096580, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Instrument Number 20170825-0087416, in the Register's Office for Davidson County, Tennessee.

Rights of others to use of a 12-foot alley of record in Book 571, Page 372, in the Register's Office for Davidson County, Tennessee.

This is improved property located at **1206 6th Avenue North #1 Nashville TN 37208.**

This Trust ("The Eric Joseph Geithner Revocable Trust" is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.
In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.
This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 10th DAY OF SEPTEMBER 2025.

Eric Geithner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Mary English Thomas, a Notary Public of said County and State, appeared **Eric Geithner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 10th day of September 2025.

NOTARY PUBLIC

My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Michael S. Goode**, 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 10, 2025**.

Affiant Signature

9/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of September 2025.

Notary's Signature

My Commission Expires: 7/6/2026
Date

Notary's Seal (if on paper)

