Karen Johnson Davidson County
Batch# 1324782 DEEDQC
09/22/2025 02:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250922-0075630

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
David Lee Steed, Co-Trustee
Maria Frexes Steed, Co-Trustee
Steed Community Property Trust
3620 Central Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
104 05 0 294.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Lee Steed and Maria Frexes Steed (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to David Lee Steed and Maria Frexes Steed, Co-Trustee, and their successors in trust, of the Steed Community Property Trust dated September 19, 2025, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 245 and the west half of Lot No. 246 on the Map of the Richland Realty Company's Second Subdivision, Division B, as of record in Book 332, page 92, described as follows:

Said Lot No. 245 and the westerly half of Lot No. 246 front together 75 feet on the northerly side of Central Avenue, and extend back northerly between parallel lines 200 feet to an alley.

Being the same property conveyed to David L. Steed and wife, Maria Frexes Steed, by Deed from June Ormand and The Ormand Organization dated December 21, 1989, of record in Book 8016, page 653, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3620 Central Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Steed Community Property Trust dated September 19, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of David L. Steed and wife, Maria Frexes Steed, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 19th day of September, 2025.

David L Steed

David Lee Steed, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Lee Steed, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of September, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

Maria Frexes Steed

Maria Frexes Steed, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Maria Frexes Steed, Grantor, the within named bargainor, 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 at office in Nashville, Tennessee, this 19th day of September, 2025.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

My Commission Expires: 7-6-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

David L Steed

David Lee Steed, Affiant

Subscribed and sworn to before me this 18th day of September, 2025.

Notary Public

My Commission Expires: 5/8/2029

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 19th, 2025.

William L. Harbison

September 22, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of September, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

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