TRUSTEE'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1328769 DEEDQC
10/01/2025 02:54:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078311

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE OWEN TALLEY LIVING TRUST dated the 30th , September of 2025.
Owen Talley, Trustee
2212 Greenwood Avenue, Nashville, Tennessee 37206

SEND TAX BILL TO:
Same

MAP/PARCEL:
083 03 0 268.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Owen Talley as a single adult, in connection with the administration of his revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from him/herself as a single individual to him/herself as trustees of THE OWEN TALLEY LIVING TRUST dated the 30th of September, 2025 all his right, title and interest in and to a certain tract of land as described as follows:

Land in Davidson County, Tennessee, Being all of Lot No. 16, on the plan of W.S. Ashworths Re-Subdivsion of Lots 47, 48, 49 & 50 of the Town of Brownsville, as shown by plat appearing of record in Book 161, Page 153, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being part of the same property conveyed to Owen Talley and Wife, Joyce M. Talley by warranty deed dated July 18, 1990 of record in Book 81153, Page 50, Register's Office for said County.

Being the same property conveyed to OWEN TALLEY by quitclaim deed from JOYCE M. TALLEY, dated December 3rd, 2007 and filed December 10th, 2007, of record as Instrument No. 20071210-0142221, Register's Office for Davidson County, Tennessee.

The property is commonly known as 2212 Greenwood Avenue, Nashville, Tennessee 37206.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE OWEN TALLEY LIVING TRUST dated 30th , September, 2025.

Signed this 30th of September, 2025.

Owen Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Owen Talley with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 30th of September, 2025.

NATHAN ZALE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

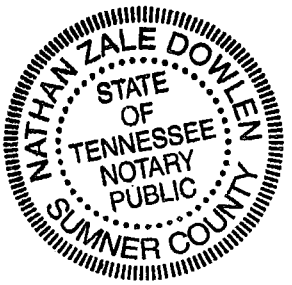
Signed this 30th of September, 2025.

Owen Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Owen Talley with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 30th of September, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.