THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
Tanya Fears Revocable Living Trust
3141 Richmond Hill Dr
Nashville, TN 37207

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Tanya Fears Revocable Living Trust 3141 Richmond Hill Dr Nashville, TN 37207	Same as Grantee	Parcel #: 060 02 0 016.00

This Quitclaim Deed (the "Deed") is made effective this 02 day of October, 2025 (the "Effective Date") between Tanya R. Fears, a single woman (the "Grantors"), and **the Tanya Fears Revocable Living Trust dated October 02, 2025, and any amendment thereto, Tanya Fears, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Parkwood Estates, Section 1, of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County, for Right of Way of Brick Church Pike, by Warranty Deed recorded in Book 10143, Page 740, in the Register's Office of Davidson County, Tennessee, and being more particularly described therein.

BEING the same property conveyed to Capcon Group, LLC, by Warranty Deed from Andy Maloney, as Trustee for The 3141 Richmond Hill Trust, dated 4/21/14 and recorded 4/30/14 in Instrument No. 20140430-0036262; and being the same property previously conveyed to Andy Maloney, as Trustee for The 3141 Richmond Hill Trust, by Warranty Deed from Charles Redman and wife, Venus Redman, dated 4/3/14 and recorded 4/9/14 in Instrument No. 20140409-0029434; and being the same property previously conveyed to Charles Redman and wife, Venus Redman, by Warranty Deed from PTE Development, dated 8/23/11 and recorded 8/30/11 in Instrument No. 20110830-0067181, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1329614 DEEDQC
10/02/2025 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251002-0078655

Being the same property conveyed to Tanya R. Fears, a single woman by warranty deed in **Deed Book 20141230, at Page 0118673,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3141 Richmond Hill Dr, Nashville, TN 37207.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20141230, at Page 0118673.**

Witness my hand this 02 day of October, 2025.

Tanya R. Fears
Grantor Signature - Tanya R. Fears

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Tanya R. Fears, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 02 day of October, 2025.

Notary Public: Lamar Moore
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 02 day of October, 2025.

Notary Public: Lamar Moore
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 10/2/25.

Date

Lamar Moore

Affiant Signature

10/2/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2 day of October, 2025.

Taylor Moore

Notary's Signature

My Commission Expires: 8/31/27

Date

Notary's Seal (if on paper)

