This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1330946 DEEDQC
10/07/2025 07:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0079732

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
TRH 2025 Trust **215 Blanchard Place** **Nashville, TN 37214**	**095-04-0-140.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TERESA R. HARTMAN** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **TRH 2025 TRUST U/T/A DATED SEPTEMBER 26, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to TERESA R. HARTMAN by deed from LEE ANNE CARNELL, unmarried, and KAREN RUSSELL, unmarried, of record in Instrument Number 20080225-0018143 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 215 Blanchard Place, Nashville, Davidson County, Tennessee 37214.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 26 day of September, 2025.

GRANTOR:

Teresa R. Hartman
TERESA R. HARTMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **TERESA R. HARTMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of September, 2025.

T-Sell
Notary Public

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Teresa R. Hartman
Affiant

Subscribed and sworn to before me,
this 26th day of September, 2025.

T-Sell
NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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 26, 2025 (date of document).

Affiant Signature

10-2-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Notary's Signature

My Commission Expires: 11-2-26

