Karen Johnson Davidson County
Batch# 1332207 DEEDQC
10/09/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080651

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Claire Caratan 2011 Trust and William Random Pollard IV 4809 Granny White Pike Nashville, TN 37220	New Owner(s)	131-15-0-027.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William R. Pollard, IV and Claire Caratan Pollard, husband and wife** by these presents do hereby quitclaim and convey unto **Claire Pollard, as Trustee of The Claire Caratan 2011 Trust dated March 6, 2011, as to an undivided 50% interest as its sole and separate property, and William Random Pollard IV, as to an undivided 50% interest as his sole and separate property, as tenants in common,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Harpeth Acres, Section I, of record in Plat Book 1424, Page 140, 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 RJR3 Real Estate, LLC. a Texas limited liability company by Warranty Deed from KE Holdings, LLC, a Mississippi limited liability company of record in Instrument No. 20230404-0024456, Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on April 04, 2023.

Being the same property conveyed to William R. Pollard, IV and Claire Caratan Pollard, husband and wife by Warranty Deed from RJR3 Real Estate, LLC. a Texas limited liability company of record in Instrument No. 20250829-0069207, Register's Office for Davidson County, Tennessee, dated August 18, 2025 and recorded on August 29, 2025.

Being also known as 4809 Granny White Pike Nashville, TN 37220.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires: 9-7-26
(Affix Seal)

Notary Public

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of August, 2025.

William R. Pollard, IV

Claire Caratan Pollard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

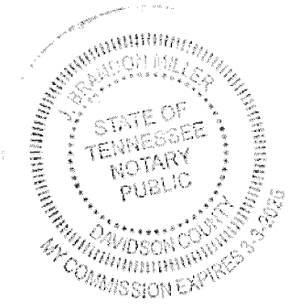
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **William R. Pollard, IV and Claire Caratan Pollard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 18th day of August, 2025.

Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 18. 2025.

Affiant Signature

28th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

