Karen Johnson Davidson County
Batch# 1333446 DEEDQC
10/13/2025 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251013-0081580

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Ann Canis, Trustee 1806 Cedar Lane Nashville, TN 37212	Elizabeth Ann Canis, Trustee 2010 West End Avenue #2104 Nashville, TN 37203	117 04 0 228.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ELIZABETH A. CANIS, unmarried, hereby quitclaim and convey to ELIZABETH ANN CANIS, TRUSTEE OF THE ELIZABETH ANN CANIS REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin on the Northerly margin of Cedar Lane at the Southwest corner of Lot No. 79 on the Plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, Thence Northwardly 160 feet to an iron pin, in the Southerly margin of an alley, the Northwest corner of said Lot No. 79; thence with said alley Westwardly 74 feet 6 inches to an iron pin, W.S. Walker's Northeast corner thence with his line Southwardly 165 feet to an iron pin in the Northerly margin of Cedar Lane, thence with same Eastwardly 91 feet to the beginning, Register's Office for said County.

Being the same property conveyed by deed of record as Instrument #20230919-0073608, Register's Office for Davidson County, Tennessee.

Being property known as 1806 Cedar Lane, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, we have executed this instrument on this 13th day of October, 2025.

ELIZABETH A. CANIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Elizabeth A. Canis, 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, at office, as of this 13th day of October, 2025.

KATHRYN B. KERBYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

Kathryn B Kerbyson
Notary Public
My Commission Expires: May 3, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Kathryn B Kerbyson
Affiant

Subscribed and sworn to before me, this 13TH day of OCTOBER, 2025.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

Mackenzie L. Border
Notary Public
My Commission Expires: JAN. 22, 2029

48179783.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 13, 2025 (date of document).

Affiant Signature

10/13/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of October, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026