Karen Johnson Davidson County
Batch# 1337232 DEEDQC
10/22/2025 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251022-0084208

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taylor M. Wray and Melinda L. Wray, Co-Trustees 14 Lynnwood Lane Nashville, TN 37205	Taylor M. Wray and Melinda L. Wray, Co-Trustees 14 Lynnwood Lane Nashville, TN 37205	116 07 0 080.00

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, we, MELINDA L. WRAY and TAYLOR M. WRAY (the "Grantors"), hereby quitclaim and convey to TAYLOR M. WRAY and MELINDA L. WRAY, CO-TRUSTEES OF THE TAYLOR AND MELINDA COMMUNITY PROPERTY TRUST, their 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 our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 14 Lynnwood Lane, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 21 day of Oct., 2025.

MELINDA L. WRAY

TAYLOR M. WRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Melinda L. Wray and Taylor M. Wray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 21st day of October, 2025.

MEREDITH E FLAUTT JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCT 21, 2028

Notary Public
My Commission Expires: 10.21.2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Melinda L. Wray, Co-Trustee of the Taylor and Melinda Community Property Trust, Affiant

Subscribed and sworn to before me, this 21st day of October, 2025.

MEREDITH E FLAUTT JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCT 21, 2028

Notary Public
My Commission Expires: 10.21.2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Glenbrooks, of record in Book 5050, Page 82, Register's Office for Davidson County, Tennessee, a resubdivision of Lot Nos. 11 and 12, part of Lot Nos. 13 and 14, and part of Glenside Avenue and Dupont Avenue as shown on the Plan of Royal Oaks Land Company's subdivision of the Baker Tract as of record in Book 421, Page 102, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southerly right of way of Lynwood Lane, formerly Second Street, and being the common front corner of Lot Nos. 1 and 2; thence in an easterly direction N 89° 56' E, 162.38 feet to a point; thence in a southerly direction S 0° 36' W 250.04 feet to a point; thence in a westerly direction S 89° 56' W 159.40 feet to a point, being the common rear corner of Lot Nos. 1 and 2; thence in a northerly direction N 0° 04' W 250 feet to the point of beginning and containing 40,223 square feet, more or less.

Being the same property conveyed by deed of record as Instrument #20120215-0013407, Register's Office for Davidson County, Tennessee.

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 21, 2025 (date of document).

Affiant Signature

10/22/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

