Karen Johnson
Batch # 1338187
10/24/2025 10 47 18 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251024-0084732

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

[illegible] NOTARY PUBLIC STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2028

STATE OF Colorado
COUNTY OF Chaffee

The actual consideration for this transfer is: $10.00

JOSHUA G. OFFUTT, AFFIANT

Subscribed and sworn to before me, this 10th day of October 2025.

NOTARY PUBLIC

My Commission Expires: 7-31-28

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN C. OFFUTT, TRUSTEE 1501 Cedar Lane Nashville, TN 37212	New Owner	Map and Parcel No.: 117030B05200CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joshua G. Offutt, a single man, ("Grantor") do hereby quitclaim, transfer and convey unto John C Offutt, Trustee of the Joshua G. Offutt Irrevocable Investment Services Trust, created May 10, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2601 Hillsboro Pike, Unit D5, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D-5, Plan of the Villager Condominium, of record in Book 5200, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joshua G. Offutt, a single man, from John Wesley Yoder and Linda Hawley Yoder, Co-Trustees of the Yoder Family Trust, dated November 25, 2024, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20250829-0069450.

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

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10 day of October 2025.

Joshua G. Offutt, Grantor

COLLEEN M HEMMERT
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204026534
My Commission Expires 7/31/2028

STATE OF Colorado)

COUNTY OF Chaffee)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joshua G. Offutt**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of October 2025.

Notary Public

My Commission Expires: 7-31-28