Karen Johnson Davidson County
Batch# 1339139 DEEDQC
10/28/2025 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085829

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 28, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Register Family Trust
1432 Ardee Ave
Nashville, TN 37216

Send Tax Bills To:
Same

Map-Parcel Number:
072 04 0 209.00

QUITCLAIM DEED

Samuel E. Register and Kelly A. Register, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Register Family Trust**, dated October 28, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 28, 2025**.

Samuel E. Register

Kelly A. Register

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Samuel E. Register and Kelly A. Register**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 28, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of a Resubdivision of part of Country Club Estates, as of record in Plat Book 1424, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel E. Register and Kelly A. Register, husband and wife, from Kathleen P. Frazier, unmarried, by deed of record in Instrument No. 20191030-0111249, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to: 1) Restrictive Covenants contained in an instrument of record in Book 1786, page 555, Register's Office for Davidson County, Tennessee; and 2) All matters appearing on the Plan of record as Book 1424, page 126, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1432 Ardee Ave, Nashville, TN 37216.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 October 28, 2025.

Affiant Signature

10-28-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
October 28, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028