This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1340069 DEEDQC
10/30/2025 08:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251030-0086210

# QUITCLAIM DEED

| Name and Address of New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **The T Gang Trust<br>2104 Natchez Trace<br>Nashville, TN 37212** | **15901004700** | **Same as Owner** |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHARD G. THEOBALD and EMILY J. THEOBALD, Husband and Wife** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE T GANG TRUST U/T/A DATED OCTOBER 17, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 77, PLAN OF HOUND'S RUN, as shown on plat of record in Plat Book 6900, Pages 167-171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to RICHARD G. THEOBALD AND EMILY J. THEOBALD, Husband and Wife, by deed from KATHRYN A. STEPHENSON, unmarried, of record in Instrument No. 20110204-0010204, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1321 Beddington Park, Nashville, Davidson County, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

*[Remainder of this page intentionally left blank. Signature page follows.]*

*[Signature page to Quitclaim Deed]*

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 17th day of October, 2025.

**GRANTORS:**

**RICHARD G. THEOBALD**

**EMILY J. THEOBALD**

STATE OF TENNESSEE )
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **RICHARD G. THEOBALD and EMILY J. THEOBALD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of October, 2025.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE )
COUNTY OF Williamson )

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2025.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 October 17, 2025 (date of document).

Affiant Signature

10/29/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of October, 2025.

Notary's Signature

My Commission Expires: 9/7/26

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY