Karen Johnson Davidson County
Batch# 1340085 DEEDQC
10/30/2025 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251030-0086227

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)
John F. Stein and Beth A. Stein Co-Trustees 1659 Tyne Boulevard Nashville, TN 37215	John F. Stein and Beth A. Stein Co-Trustees 1659 Tyne Boulevard Nashville, TN 37215	145 00 0 134.00

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, JOHN F. STEIN, TRUSTEE OF THE JOHN F. STEIN REVOCABLE TRUST and BETH A. STEIN, TRUSTEE OF THE BETH A. STEIN REVOCABLE TRUST (collectively, the "Grantor"), hereby quitclaim and convey to JOHN F. STEIN and BETH A. STEIN, CO-TRUSTEES OF THE STEIN 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 as follows:

LAND LYING AND BEING in Davidson County, Tennessee, being hereinafter referred to as Lot No. 1 on the BLAKE SUBDIVISION, as shown in Plat Book 6200, Page 824, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the easterly side of Tyne Boulevard at the common intersection of Lot Nos. 1 and 2 of said Subdivision and Tyne Boulevard, thence S 72° 23' 9" E for a distance of 530.48 feet to a point, thence N 1° 17' 11" W for a distance of 300.32 feet to a point, thence S 85° 29' 00" West for a distance of 508.32 feet to a point on the easterly margin of Tyne Boulevard, thence along the easterly margin of Tyne Boulevard in a southerly direction S 4° 31' 00" E for a distance of 100 feet to the point of beginning and containing 2.31 acres more or less.

Being the same property conveyed by deeds of record as Instrument #20150608-0053262 and #20150608-0053365, Register's Office for Davidson County, Tennessee.

Being property known as 1659 Tyne Boulevard, Nashville, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of October, 2025.

JOHN F. STEIN, TRUSTEE OF THE
JOHN F. STEIN REVOCABLE TRUST

BETH A. STEIN, TRUSTEE OF THE
BETH A. STEIN REVOCABLE TRUST

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John F. Stein, Trustee and Beth A. Stein, Trustee, 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 29 day of October, 2025.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 29 day of October, 2025.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

47047554.1

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 29, 2025 (date of document).

Affiant Signature

10/29/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 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