QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 2025. Notary Public Date of Expiration:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Twelve Trio Trust U/A/D 10/29/2025	**Steadfast Mortgage**	**116 11 0 097.00**
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 1345603 DEEDQC 11/13/2025 09:51:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20251113-0090354
401 Lynnwood Blvd	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Isaiah Knouff and Laura Lee Henson, husband and wife** ("Grantor") do hereby quitclaim unto **Twelve Trio Trust under an agreement dated October 29, 2025** ("Grantee").

its successors and assigns, any and all interest that we have in that certain real property located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 1 on the RESUBDIVISION OF LOTS NO. 1 AND 2, ROYAL OAKS SUBDIVISION of record in Plat Instrument No. 20020528-0064301, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Isaiah Knouff and Laura Lee Henson, husband and wife by a Warranty Deed from John D. Ferguson and Carole S. Ferguson, Trustees of the Ferguson Revocable Living Trust under original agreement dated April 9, 2004, as amended and restated, of record as Instrument No. 20251015-0082199, Register's Office for Davidson County, Tennessee.

BEING improved real property commonly known as **401 Lynnwood Blvd, Nashville, TN 37205.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 10 day of November, 2025.

Isaiah Knouff

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Isaiah Knouff, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of November, 2025.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Witness my hand this the 12 day of November, 2025.

Laura Lee Henson

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Laura Lee Henson**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2025.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, John W. Bishop, 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 this the 12 day of November, 2025

Affiant Signature
Date 11/12/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026