1st

Karen Johnson Davidson County
Batch# 1347501 DEEDQC
11/18/2025 10:21:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251118-0091671

THIS INSTRUMENT PREPARED BY:
Michael A. Stewart
Bass, Berry & Sims PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
David E. Cypress, et. al. 4544 Harding Road, Suite 209 Nashville, TN 37205	David E. Cypress, et. al. 4544 Harding Road, Suite 209 Nashville, TN 37205	118-01-0-083.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, David E. Cypress, an individual, David E. Cypress, as Trustee of the Trust Agreement dated July 15, 1998, a Tennessee Trust, and Marvin C. Cypress and Joan G. Cypress, as Co-Trustees of the Gold Cypress Living Trust dated October 10, 2016, an Oregon Trust (collectively, the "Grantor") hereby quitclaim and convey to David E. Cypress, an individual, a one third undivided interest, David E. Cypress, as Trustee of the Trust Agreement dated July 15, 1998, a Tennessee Trust, a one third undivided interest, and to Marvin C. Cypress and Joan G. Cypress, as Co-Trustees of the Gold Cypress Living Trust dated October 10, 2016, an Oregon Trust, a one third undivided interest, and their successors, representatives, heirs and assigns (collectively "Grantee") all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 2907 12th Avenue South, Nashville, Tennessee 37204.

NOTE: The purpose of this deed is to clarify the ownership of this property described in Exhibit A.

Dated as of this 17 day of November, 2025.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

David E. Cypress

STATE OF Tennessee)

COUNTY OF Davidson)

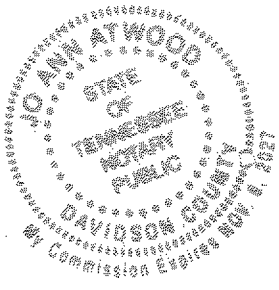
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 2025.

Notary Public

My Commission Expires:

11/8/27



David E. Cypress, as Trustee of the Trust Agreement dated July 15, 1998, a Tennessee Trust

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David E. Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Trust Agreement dated July 15, 1998, and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 12th day of November, 2025.

Notary Public

My Commission Expires:

11/8/27

Marvin C. Cypress, as Co-Trustee of The Gold Cypress Living Trust Dated October 10, 2016, an Oregon Trust

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Marvin C. Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of The Gold Cypress Living Trust dated October 10, 2016, and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 14th day of November, 2025.

Notary Public

My Commission Expires:

November 12, 2028

OFFICIAL STAMP
ELLINY JADE MENZER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1053188
MY COMMISSION EXPIRES NOVEMBER 12, 2028

Joan G. Cypress, as Co-Trustee of The Gold Cypress Living Trust Dated October 10, 2016, an Oregon Trust

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Joan G. Cypress, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The Gold Cypress Living Trust dated October 10, 2016, and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 14th day of November, 2025.

Notary Public

My Commission Expires:

November 12, 2028

OFFICIAL STAMP
ELLINY JADE MENZER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1053188
MY COMMISSION EXPIRES NOVEMBER 12, 2028

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Sworn to and subscribed before me this 17 day of November 2025.

Bethany Schultzman
Notary Public

My Commission Expires:
9/5/2028

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more specific description of the property.

Being the same property conveyed to David E. Cypress, as Trustee by deed dated January 27, 2001, of record in Book 11288, Page 644 in the Register's Office for Davidson County, Tennessee, and to The Gold Cypress Living Trust by deed dated August 15, 2018, of record in Instrument No. 20180815-0080900, in said Register's Office.

48520616.5

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 11/17/2025 (date of document).

J Spruill
Affiant Signature

11-17-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of November, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

