THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
James Surles Revocable Living Trust
3236 Leawood Dr
Nashville, TN 37218

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
James Surles Revocable Living Trust 3236 Leawood Dr Nashville, TN 37218	Same as Grantee	Parcel #: 080 08 0 389.00

This Quitclaim Deed (the "Deed") is made effective this 19 day of November, 2025 (the "Effective Date") between James Surles (the "Grantors"), and **the James Surles Revocable Living Trust dated November 19, 2025, and any amendment thereto, James Surles, Trustee, or any successors in interest (the "Grantee")**.

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 17 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to William E. Surles and wife, Evelyn P. Surles, by deed from Randall Phillips Builders, Inc. of record in Book 4654, page 755, Register's Office for Davidson County, Tennessee. That said Evelyn P. Surles having since deceased without probate. That said William E. Surles having since deceased testate with the Last Will and Testament being probated of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1204.

This conveyance is made subject to restrictions of record in Book 4495, page 859; and to easements, setback lines, conditions of owner's certificate, etc., as shown in plan of record in Book 4460, page 9, said Register's Office.

Being the same property conveyed to James Surles by quitclaim deed in Deed Book 20150331, at Page 0027758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3236 Leawood Dr, Nashville, TN 37218.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20150331, at Page 0027758.**

Witness my hand this 19 day of November, 2025.

James E. Surles
Grantor Signature - James Surles

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, James Surles, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 19 day of November, 2025.

Notary Public: _____
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 19 day of November, 2025.

Notary Public: _____
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1348170 DEEDQC
11/20/2025 09:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251120-0092552

Certificate of Authenticity

I, Lamar Moore, 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 11/19/25.

Date

Affiant Signature

11/19/25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 19 day of November, 2025.

Notary's Signature

My Commission Expires: 8/31/2027
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY