THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

Karen Johnson
Batch # 1350951
11/26/2025 09 30 23 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251126-0094375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is. $10.00

WILLIAM J. GREGG, JR., AFFIANT

Subscribed and sworn to before me, this 12th day of November 2025

NOTARY PUBLIC

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON NOTARY PUBLIC TENNESSEE My Comm Exp 09/03/2029 COUNTY OF DAVIDSON

QUITCLAIM DEED

GRANTORS:	GRANTEE:	Tax Information:
WILLIAM J. GREGG, JR. and LISA M. GREGG 2002 Eastland Avenue Nashville, TN 37206	**WILLIAM J. GREGG, JR. and LISA M. GREGG, CO-TRUSTEES** 1209 Center Point Road Hendersonville, TN 37075	Map and Parcel No. 094-02-0-221.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **William J. Gregg, Jr. and wife, Lisa M. Gregg,** (Collectively as "Grantor"), do hereby quitclaim, transfer and convey unto **William J. Gregg, Jr. and Lisa M. Gregg, Co-Trustees of the LAB Trust, dated November 12, 2025**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2002 Eastside Avenue, Nashville, Tennessee 37206, and more particularly described as follows.

LAND in Davidson County, Tennessee, Being Lot No. 26 on the Plan of United Electric Railway Co Subdivision, of record in Plat Book 161, Page 8, Register's Office for Davidson

County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William J. Gregg, Jr. and wife, Lisa M Gregg, by Warranty Deed from Marcus A. Ballard, Sr. and Judy G. Ballard, as Trustees of the Ballard Trust, of record as Instrument No. 20090504-0040535, Register's Office for Davidson County, Tennessee.

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

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of November 2025.

William J. Gregg, Jr., GRANTOR

Lisa M. Gregg, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **William J. Gregg, Jr.**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Shelley Mason

Notary Public

My Commission Expires 9-3-2029



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lisa M. Gregg**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of November 2025

Shelley Mason

Notary Public

My Commission Expires: 9-3-2029

