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 Davidson County
Batch # 1350951 DEEDQC
11/26/2025 09 30 23 AM 3 pgs
Fees $17 00 Taxes $0 00

20251126-0094376

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: 9-3-2026

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

QUITCLAIM DEED

GRANTORS:	**GRANTEE:**	**Tax Information:**
WILLIAM J. GREGG, JR. and LISA M. GREGG 1345 Stratford Avenue Nashville, TN 37216	**WILLIAM J. GREGG, JR. and LISA M. GREGG, CO-TRUSTEES** 1209 Center Point Road Hendersonville, TN 37075	Map and Parcel No. 072-04-0-357 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 1345 Stratford Avenue, Nashville, Tennessee 37216, and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No. 1 of the F. E. Parsons Subdivision, not of record, said Subdivision consisting of Lot 200, part of 201 and 251, and a part of the

abandoned section of Stratford Avenue of the Inglewood Lots of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 1 fronts 50 feet on the northerly margin of Stratford Avenue and extends back 234.50 feet on the westerly line and 257.55 feet on the easterly line to a line on the rear measuring 82.50 feet thereon.

Being the same property conveyed to William J. Gregg, Jr. and wife, Lisa M. Gregg, by Warranty Deed from H.T. Cobb, Jr., of record in Book 10214, Page 60, 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.

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

Notary Public

My Commission Expires: 9-3-2029

