THIS INSTRUMENT WAS PREPARED BY.
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson
Batch # 1351759
12/01/2025 09 54 42 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251201-0094876

New Owner:	Send Tax Bills To	Map & Parcel No:
Phyllis P. Marganoff, Trustee 205 Ann Street Hillsborough,NJ 08844	Same	104-14-0-050.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of love and affection and the sum of One and 00/100 ($1 00) Dollar, cash in hand paid, **Phyllis P. Marganoff**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **The Phyllis P. Marganoff Revocable Trust, dated December 6, 2021, Phyllis P. Marganoff, Trustee**, the Grantee, and all successors, heirs, and assigns forever, all of her rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 18 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 18 fronts 70 feet on the northerly side of Westmoreland Drive and runs back 185 feet, more or less, to an alley and shows 85 feet of said alley.

The attached "Exhibit A" contains a metes-and-bounds description of the property, prepared by Jesse E Walker, RLS, PE, dated June 17, 2025

Being the same property vested in Phyllis P Marganoff by deed from Douglas Keogh, Corservator of EllenTrice, dated July 3, 2025, recorded on July 7, 2025, as Instrument 20250707-0053053, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2920 Westmoreland Drive, Nashville, TN 37212**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 26th day of November, 2025

Phyllis P. Marganoff

Phyllis P. Marganoff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phyllis P. Marganoff,,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of November, 2025

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires. 7/n 8, 2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $-0-.

Phyllis P. Marganoff
AFFIANT

Subscribed and sworn to before me this 26th day of November, 2025

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires 7/n 8, 2027

EXHIBIT A

PROPERTY DESCRIPTION

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN, 37221 615-646-8228

TAX MAP 104-14, PARCEL 050.00

Being a tract of land in Davidson County, Tennessee, located on north side of Westmoreland Drive and being Parcel 050.00, as shown on Davidson County Tax Map 104-14, belonging to the Ellen B Trice, Estate, as evidenced in Deed Book 10717, Page 122, and also being Lot 18 of Westmoreland Place, as evidenced in Plat Book 421, Page 016, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows.

To find the true point of BEGINNING, start at a point on the north margin of Westmoreland Drive at the intersection of centerline of Twenty Ninth Avenue South extended, thence, with said north margin in a westerly direction a distance of 455 feet more or less to an iron pin, said iron pin being the southwest corner of Parcel 051 00, as shown on Davidson County Tax Map 104-14, belonging to William A. and Rebecca C Wilson, as evidenced in Instrument Number 20240426-0030272, and also being Lot 19 of Westmoreland Place, as evidenced in Plat Book 421, Page 016, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being located at State Plane Coordinates North 655,148 82 and East 1,727,813.07, and said iron pin being the BEGINNING, thence;

1. With said north margin of Westmoreland Drive, and with the south line of the property herein described, South 60 degrees 27 minutes 42 seconds West a distance of 70.00 feet to a mag nail, said mag nail being the southeast corner of Parcel 049 00, as shown on Davidson County Tax Map 104-14, belonging to Phyllis Marganoff as evidenced in Instrument Number 20210702-0090283, and also being the east part of Lot 17 of Westmoreland Place, as evidenced in Plat Book 421, Page 016, in the Register's Office of Davidson County, Tennessee (RODCT), and said mag nail being the southwest corner of the property herein described, thence;

2 Leaving said margin of Westmoreland Drive, the east of said Parcel 049 00, and with the west line of the property herein described, North 30 degrees 21 minutes 22 seconds West a distance of 185 00 feet to a mag nail, said mag nail being the northeast corner of said Parcel 049 00, and said mag nail being the northwest corner of the property herein described, and said mag nail being on the south margin of Alley 807, thence,

3 With said south margin of Alley 807, and with the north line of the property herein described, North 60 degrees 53 minutes 37 seconds East a distance of 84 90' feet to a mag nail, said mag nail being the northwest corner of said Parcel 051 00, and said mag nail being the northeast corner of the property herein described, said mag nail being located at State Plane Coordinates North 655,315 24 and East 1,727,732 85, thence,

4 Leaving said Alley, and with the west line of said Parcel 051 00, and with the east line of the property herein described, South 25 degrees 44 minutes 03 seconds East, a distance of 184 75 feet to an iron pin, said iron pin being the point of BEGINNING, containing 0 3283 acres, 14,303 square feet, more or less, according to a survey by Jesse E Walker, TN RLS #1486, dated June 17, 2025