Karen Johnson Davidson County
Batch# 1353031 DEEDQC
12/03/2025 09:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251203-0095711

THIS INSTRUMENT PREPARED BY: ANDREW J. BELLM, ESQ. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2025. Notary Public My commission expires: 09-03-29

SUSAN CARLOS PALMA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jonathan Charles Springer, Co-Trustee 805 Cloverfield Court Brentwood, TN 37027	NEW OWNER	131-10-0-011.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that JONATHAN CHARLES SPRINGER, CO-TRUSTEE OF THE JOHN MERVIN SPRINGER REVOCABLE LIVING TRUST DATED JULY 5, 2022 and THOMAS MATTHEW SPRINGER, CO-TRUSTEE OF THE JOHN MERVIN SPRINGER REVOCABLE LIVING TRUST DATED JULY 5, 2022, (collectively, "Grantor"), 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 of which is hereby acknowledged, hereby release, remise, quitclaim and give unto JONATHAN CHARLES SPRINGER, TRUSTEE OF THE JOHN MERVIN SPRINGER REVOCABLE LIVING TRUST T/U/A F/B/O JONATHAN CHARLES SPRINGER and THOMAS MATTHEW SPRINGER, TRUSTEE OF THE JOHN MERVIN SPRINGER REVOCABLE LIVING TRUST T/U/A F/B/O THOMAS MATTHEW SPRINGER, each as to a fifty percent (50%) undivided interest as tenants in common, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 256 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 256 fronts 260 feet on the southerly side of Ash Valley Drive and extends back 272 feet on the easterly line and 220 feet on the westerly line to a dead line, which is broken line, measuring 274.3 feet thereon.
>
> Being the same property conveyed to John Mervin Springer, Trustee of The John Mervin Springer Revocable Living Trust, dated July 5, 2022 by Quitclaim Deed from John M. Springer of record at Instrument No. 20240917-0071998, Register's Office for Davidson County, Tennessee. John Mervin Springer having died on January 11, 2025, leaving Jonathan Charles Springer and Thomas Matthew Springer as remaining Co-Trustees of the John Mervin Springer Revocable Living Trust dated July 5, 2022.
>
> The description is the same as that used in the last deed prior to this transaction.
>
> This is improved property commonly known as 1609 Ash Valley Drive, Nashville, TN 37215.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature Pages to Follow}

WITNESS my hand this 28th day of November, 2025.

Thomas Matthew Springer, Trustee of The John Mervin Springer Revocable Living Trust, dated July 5, 2022

STATE OF ~~GEORGIA~~ Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Matthew Springer, Trustee of The John Mervin Springer Revocable Living Trust, dated July 5, 2022**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 28th day of November, 2025.

Notary Public

JUAN CARLOS PALMA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09.03.29

WITNESS my hand this 29th day of November, 2025.

Jonathan Charles Springer, Co-Trustee of The John Mervin Springer Revocable Living Trust, dated July 5, 2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan Charles Springer, Trustee of The John Mervin Springer Revocable Living Trust, dated July 5, 2022**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 28th day of November, 2025.

Notary Public

JUAN CARLOS PALMA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09.03.29

True Copy Certification

I, Andrew J. Bellm, Esq., 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 November 28, 2025.

Affiant Signature

Date: December 2, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026