This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1355150 DEEDQC
12/08/2025 09:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251208-0097175

QUITCLAIM DEED

Address New Owners:
Evan B. Lindsey, Co-Trustee
Ashley Caroline White Lindsey, Co-Trustee
Lindsey Community Property Trust
306 Clarendon Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
116 06 0 014.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Evan Burk Lindsey and Caroline Lindsey, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Evan B. Lindsey and Ashley Caroline White Lindsey, Co-Trustees, and their successors in trust, of the Lindsey Community Property Trust dated October 28, 2025, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and the westerly part of Lot No. 10, on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, of record in Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer on April 30, 1936, as follows:

Beginning on the northerly margin of Clarendon Avenue at the corner of lots Nos. 11 and 30; thence with the northerly margin of said Avenue, eastwardly 145 feet to the southwest corner of the property conveyed to Lizinka Farrell Southgate, by deed from Bransford Realty Company of record in Book 834, Page 140, said Register's Office; thence with said Southgate's westerly line, northwardly 270 feet to the northerly line of Lot No. 10 at a point 49 feet east of the corner of lots Nos. 10 and 11; thence westwardly 70 feet; thence southwestwardly 87 feet to the corner of lots Nos. 11 and 30; thence with the line between said two lots, southeastwardly 235 feet to the beginning.

Being the same property conveyed to Evan Burk Lindsey and Caroline Lindsey, husband and wife, by Warranty Deed from Rachel G. Smith, Trustee of The Rachel G. Smith Living Trust, established by the Revocable Trust Agreement of Rachel G. Smith U/A/D October 3, 2005 dated December 12, 2014, of record at Instrument No. 20141215-0114511, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 306 Clarendon Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Lindsey Community Property Trust dated October 28, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Evan Burk Lindsey and wife, Caroline Lindsey, pursuant to T.C.A §35-17-105(a).

[Remainder of page left intentionally blank. Signature pages follow.]

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 28th day of October, 2025.

Evan Burk Lindsey, Grantor

Caroline Lindsey, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Evan Burk Lindsey, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 28th day of October, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-3-2029

ANDREA J. SINCLAIR
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Caroline Lindsey, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 28th day of October, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-3-2029

ANDREA J. SINCLAIR
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Evan Burk Lindsey, Affiant

Subscribed and sworn to before me this 28th day of October, 2025.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-3-2029

ANDREA J. SINCLAIR
TENNESSEE NOTARY PUBLIC
My Comm. Expires Sept 03, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 October 28th, 2025.

Andrea Sinclair
Andrea J. Sinclair

December 5, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of December, 2025.

Notary Public

My Commission Expires: 5/8/29

