THIS INSTRUMENT PREPARED WITHOUT TITLE EXAMINATION OR OPINION BY: WILLIAM TIMOTHY HILL Attorney at Law 214 2nd AVENUE NORTH SUITE 205 NASHVILLE, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $0-0-. Affiant SUBSCRIBED AND SWORN to before me, this 15th day of December, 2025. Notary Public My Commission Expires: 9-5-28

LYNDA LEE DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JACK S. DUGGER, JR. and LEYDONNA H. DUGGER, Trustees 1725 North Observatory Dr Nashville, TN 37215	Same	map- 117-15 parcel- 118

QUITCLAIM DEED

We, JACK S. DUGGER, JR., and wife, LEYDONNA H. DUGGER, Grantors, by these presents do hereby quitclaim and convey unto, Grantees, JACK S. DUGGER, JR. and LEYDONNA H. DUGGER as Trustees of the JACK DUGGER AND LEYDONNA DUGGER TRUST UNDER DATE DECEMBER 6, 2018, all right, title and interest to a certain tract or parcel of land in interest that we have to or in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A – Attached Hereto

Karen Johnson Davidson County
Batch # 1361115 DEEDQC
12/23/2025 10:46:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20251223-0101955

(Signature on Following Page)

IN WITNESS WHEREOF, I have hereunto set my hand this the 21st day of DECEMBER, 2025.

JACK S. DUGGER, JR.

LEYDONNA H. DUGGER

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 JACK S. DUGGER, JR. and wife LEYDONNA H. DUGGER, the bargainors, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2025.

LYNDA LEE DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

9-5-28

EXHIBIT A

LEGAL DESCRIPTION

Lot No. 51 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for Davidson County, Tennessee.

Said Lot 51 fronts 105 feet on the Southerly side of Observatory Drive and runs back between parallel lines 181 feet on the East line, and 150 feet on the West line to a dead line, and is a part of the property conveyed to American Trust Company, Trustee, by deed of record in Book 700, page 428, of said Register's Office, and conveyed by said American Trust Company, Trustee, to Ollie Comer Forester, and husband, A. M. Forester, by deed of record in Book 702, page 182, of said Register's Office, with conveyance being to them as tenants by the entirety, and the said A. M. Forester being now dead.

Being the same property conveyed by **Ollie Comer Forester to G. L. Comer Trustee** in Deed dated May 27, 1953, of record at Bool 2196 page 605, Register of Deeds Office for Davidson County, Tennessee, and further being the same property referenced in Court Order of Chancelor Tom E. Gray, entered on January 3, 1993 in the Sumner County Chancery Court case of ***Williams v Comer***, Sumner County Chancery Case 89C-244, as fee simple vested in **Jack S. Dugger Jr,** and being of record at Instrument number 20250916-0073960, Register of Deeds office for Davidson County, Tennessee.

This is improved property commonly known as 1725 North Observatory Dr, Nashville, TN 37215