Karen Johnson Davidson County
Batch# 1363013 DEEDQC
12/30/2025 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103697

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 29, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES OCTOBER 24, 2028

New Owner Address:
Scrivner Family Trust
1115 Fatherland St. #401
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083 13 0A 401.00

QUITCLAIM DEED

Mark Aaron Scrivner and wife, Alyce Scrivner (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Scrivner Family Trust**, dated December 29, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 29, 2025**.

Mark Aaron Scrivner

Alyce Scrivner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mark Aaron Scrivner and Alyce Scrivner**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 29, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit 401 on the Plan of Fatherland Court at Martin Corner as in Master Deed of record in Instrument No.: 20050628-0074027, amended in Instrument No.: 20051006-0120764, said Register's Office.

Being the same property conveyed to Mark Aaron Scrivner and wife, Alyce Scrivner, from Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, by deed of record in Instrument No. 20060302-0024497, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 1115 Fatherland St. #401, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 December 29, 2025.

Cam Waltman
Affiant Signature

12/29/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 29, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028