Karen Johnson Davidson County
Batch# 1363184 DEEDQC
12/30/2025 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103946

PN: 120-05-0-174-00

Prepared By/Mail to:
COOPER COONS, LTD.
9205 W. Russell Road
Suite 305
Las Vegas, Nevada 89148

Mail Tax Statements to:
Adair Family Foundation
1500 Canyon Ledge Ct.
Las Vegas, Nevada 89117

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **Luther B. Adair II and Rachael R. Adair, as Trustees of the revocable Adair Family Trust, dated February 24, 2016,** for and in consideration of the sum of $0 and other valuable consideration, Conveys, Releases and Quitclaim to the **Adair Family Foundation, a Nevada Nonprofit Corporation**, or its successors all of their right, title and interest in that real property situated in the County of Davidson, State of Tennessee, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO:	1. Taxes for the current fiscal year. 2. Rights of way, reservations, restrictions, easements and conditions of record.
COMMONLY KNOWN:	412 Glenpark Drive, Nashville, Tennessee 37217
GRANTEES' ADDRESS:	Adair Family Foundation 1500 Canyon Ledge Ct, Las Vegas, Nevada 89117

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hand this 29 day of December, 2025.

Adair Family Trust, dated February 24, 2016

Luther Bert Adair II

Luther B. Adair II, Trustee

Rachael Adair

Rachael R. Adair, Trustee

STATE OF ~~NEVADA~~ Texas)
UA) ss.
COUNTY OF ~~CLARK~~ Travis)
UA

On this 29th day of December, 2025 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared Luther B. Adair II and Rachael R. Adair, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TEXAS

Uchechukwu Amaefule

ID NUMBER
131932337
COMMISSION EXPIRES
March 15, 2027

Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 5C10 on the Plan of Glengary Park, Section 5C, of record in Plat Book 3500, Page 54, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Luther B. Adair II and Rachael R. Adair, Trustees of the revocable Adair Family Trust, by deed of record in Book and page number 20180618-0058323, Register's Office for Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Rachael Adair

Affiant

Subscribed and sworn before me, this 29th day of December, 20 25.

Notary

Uchechukwu Amaefule
ID NUMBER
131092337
COMMISSION EXPIRES
March 15, 2027

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Rachael Adair, 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 12/29/2025 (date of document).

Rachael Adair
Affiant Signature

12/29/2025
Date

State of Virginia

County of Chesapeake

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

April Ridley-Cutts
Notary's Signature

MY COMMISSION EXPIRES: 07/31/2029

NOTARY'S SEAL

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

April Ridley-Cutts

REGISTRATION NUMBER
00356833
COMMISSION EXPIRES
July 31, 2029

Notarized remotely online using communication technology via Proof.