Karen Johnson Davidson County
Batch# 1363212 DEEDQC
12/30/2025 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103983

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roy Trent Wallace and Catherine Gordon Wallace, Co-Trustees 6010 Greenleaf Court Brentwood, TN 37027	Roy Trent Wallace and Catherine Gordon Wallace, Co-Trustees 6010 Greenleaf Court Brentwood, TN 37027	103 04 0 469.00 103 02 0 201.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CATHERINE G. WALLACE a/k/a CATHERINE WALLACE and ROY TRENT WALLACE (the "Grantor"), hereby quitclaim and convey to ROY TRENT WALLACE and CATHERINE GORDON WALLACE, CO-TRUSTEES OF THE WALLACE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of December, 2025.

Catherine G. Wallace
CATHERINE G. WALLACE

R Trent Wallace
ROY TRENT WALLACE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Catherine G. Wallace and Roy Trent Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29 day of December, 2025.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Jennifer Leavitt
Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF May 8, 2029

The actual consideration for this transfer is $0.

Affiant

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

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Jennifer Leavitt
Notary Public
My Commission Expires: May 8, 2029

EXHIBIT A

103 04 0 469.00; 4215 Utah Ave., Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 2o n the Plan of Resubdivision of Lot 90, Plan of West End Annex, of record in Instrument No. 20050322-0031181, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20210819-0112526, Register's Office for Davidson County, Tennessee.

103 02 0 201.00; 5635 Meadowcrest Lane, Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Section Three, Richland Meadows of record in Plat Book 2083, page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed of record as Instrument #20200609-0058797, Register's Office for Davidson County, Tennessee.

202512300103983

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 29, 2025 (date of document).

Affiant Signature

12/30/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of December, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

