Name and Address of New Owner:
Hailey Marie Jardin &
Jardin Trust
6204A California Avenue
Nashville, Tennessee 37209

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1366072 DEEDQC
01/06/2026 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260106-0000841

Map & Parcel No: 091-02-2O-001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hailey Marie Jardin, an unmarried woman, and Mary Eulalia Jardin, an unmarried woman, as Tenants in Common ,** "the Grantors," convey and quitclaim unto **Hailey Marie Jardin, an unmarried woman, and Mary E. Jardin, Trustees of the Jardin Trust, dated June 26, 1986, as amended and restated on October 16, 2001, as joint tenants with right of survivorship,** "the Grantees," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6204 California Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6204 California Avenue Homes, a Horizontal Property Regime, of record in Instrument Number 20171220-0129481, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Katherine Ellison Janeway, an unmarried woman, by Warranty Deed from Green Eggs & Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20190802-0076753, Register's Office for Davidson County, Tennessee, dated July 30, 2019, and recorded August 2, 2019.

Being the same property conveyed to Hailey Marie Jardin, an unmarried woman, and Mary Eulalia Jardin, an unmarried woman, as tenants in common, by Warranty Deed from Katherine Ellison Christman and Samuel Christman, husband and wife, of record in Instrument No 202601060000839, Register's Office for Davidson County, Tennessee, dated January ____, 2026 and recorded on January ____, 2026.

Being improved property also known as 6204A California Avenue, Nashville, Tennessee 37209.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 30th day of December, 2025.

Mary Eulalia Jardin (SEAL)
Mary Eulalia Jardin

STATE OF California
COUNTY OF Contra Costa

On this 30 day of December, 2025, before me personally appeared Mary Eulalia Jardin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of December, 2025.

Notary Signature
My commission expires: 6-7-2029

NRO1 NASIRA R. MOJADDEDI COMM. #2522459 Notary Public - California Alameda County My Comm. Expires June 7, 2029 NRO1

202601060000841

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 5 day of January, 2026.

Hailey Marie Jardin (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this 5 day of January, 2026, before me personally appeared Hailey Marie Jardin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of January, 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Affiant~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2026.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 1-5-26.

Affiant Signature

1-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of January, 2026.

Notary Signature

My Commission Expires: 5-9-26

