Karen Johnson Davidson County
Batch# 1366899 DEEDQC
01/07/2026 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260107-0001462

PREPARED BY:

Cameron G. Waltman, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Madison Peek
AFFIANT

Subscribed and sworn to before me on this day, January 7, 2026.

Cameron Waltman
Notary Public

My Commission Expires: _____

CAMERON WALTMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES SEPTEMBER 26, 2028

New Owner Address:
M and K Trust
2412 Sterling Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 02 0 093.00

QUITCLAIM DEED

Madison S. Peek and Kelia K. Culley (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **M and K Trust**, dated January 7, 2026 ("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, **January 7, 2026**.

Madison S. Peek

Kelia K. Culley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Madison S. Peek and Kelia K. Culley**, 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, January 7, 2026.

Notary Public

My Commission Expires: _____

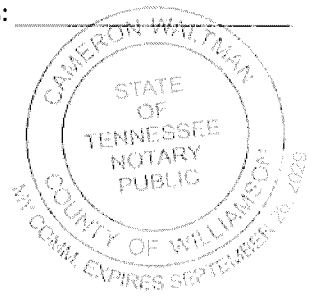


EXHIBIT A

Certain land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 2 and the easterly 21.0 feet of Lot No. 1 of Block 7 on the Map of E. L. Hampton's Subdivision of the Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 131.0 feet on the south side of Sterling Road and run back between parallel lines 200.0 feet to a dead line.

Being the same property conveyed to Madison S. Peek and Kelia K. Culley from Kelia Kristi Culley and Shirley Allison Peek, by deed of record in Instrument No. 20070518-0059658, 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 2412 Sterling Road, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, 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 January 7, 2026.

Affiant Signature

1-7-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 7, 2026.

Notary Public

My Commission Expires: _____

CAMERON WALTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 26, 2026