Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson Davidson County
Batch # 1369602 DEEDQC
01/14/2026 11:05:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260114-0003352

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, James R. Achuff, and wife, Barbara-Jo Achuff, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto James R. Achuff and Barbara-Jo Achuff, or their Successor(s), as Trustee(s) of the James & Barbara-Jo Achuff Family Living Trust 2026, dated January 12th, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B, The Cottages of Colorado as established under the Master Deed of record in Instrument Number 20131227-0130276, as amended, restated and superceded by Amended and Restated Master Deed of record in Instrument Number 20140811-0072154, Register's Office for Davidson County, Tennessee, and being shown on the Plan of Horizontal Property Regime of The Cottages of Colorado attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to James R. Achuff and Barbara-Jo Achuff, husband and wife, from The Signorille Greeno Living Trust, dated April 05, 2021, by Warranty Deed on June 9th, 2023, and recorded on June 12th, 2023, Instrument No. 20230612-0044652, Register's Office, Davidson County, Tennessee.

This is improved property, known as 4906 Colorado Avenue, Nashville, TN 37209.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 12th day of January, 2026.

Grantors:

X _____
James R. Achuff

X _____
Barbara-Jo Achuff

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-28-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
James R. Achuff and Barbara-Jo Achuff, as Trustees of the James & Barbara-Jo Achuff Family Living Trust 2026, 4906 Colorado Avenue, Nashville, TN 37209	James R. Achuff and Barbara-Jo Achuff, as Trustees of the James & Barbara-Jo Achuff Family Living Trust 2026, 4906 Colorado Avenue, Nashville, TN 37209	**103-03-0G-002.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James R. Achuff and Barbara-Jo Achuff to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 12th day of January, 2026.

Notary Public

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, 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.

Person or Agency responsible for payment of taxes:
Name: James R. Achuff and Barbara-Jo Achuff, as Trustees of the James & Barbara-Jo Achuff Family Living Trust 2026, dated January 12th, 2026.
Address: 4906 Colorado Avenue, Nashville, TN 37209.

Grantee:

X
James R. Achuff, as Trustee of the James & Barbara-Jo Achuff Family Living Trust 2026, dated January 12th, 2026.

X
Barbara-Jo Achuff, as Trustee of the James & Barbara-Jo Achuff Family Living Trust 2026, dated January 12th, 2026.

Subscribed and sworn to before me this 12th day of January, 2026.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028