This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1369737 DEEDQC
01/14/2026 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260114-0003524

**QUITCLAIM DEED**

Address New Owners:
Melinda S. Balser
JRB 2026 Exempt Family Trust
3657 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map/Parcel Number:
104 09 0 280.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jeffrey Balser (the "Grantor"), do hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Melinda S. Balser, and her successors in trust, as Trustee of the JRB 2026 Exempt Family Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Major Subdivision, Welch Property Subdivision of record in Plat at Instrument No. 20151014-0104355, 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 to Jeffrey Balser by deed from Jeffrey Balser and Melinda S. Balser, husband and wife, dated May 16, 2025, recorded at Instrument No. 20250521-0039993, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3657 Richland Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 14 day of January, 2026.

Jeffrey Balser, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Balser, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14 day of January, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is zero dollars ($0.00)

Melinda S. Balser, Affiant

Subscribed and sworn to before me this 14 day of January, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 1/14/2026.

Carla L Lovell
Carla L. Lovell

1/14/2026
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 14 day of January, 2026.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

