Karen Johnson Davidson County
Batch# 1369841 DEEDQC
01/15/2026 09:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260115-0003648

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Beacon 22 Trust **1711 Castleman Drive** **Nashville, TN 37215**	**091-10-0V-018.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ELLIOTT N. HOLT** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **BEACON 22 TRUST U/T/A DATED** January 13th **, 2026** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 18 of Sterling Point, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806-0077219, and amended in Instrument No. 20180808-0078139, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to ELLIOTT N. HOLT, a single man, by deed from DONTE DIEGO HORTON NOBLE-HOLT, a single man, of record in Instrument No. 20240827-0065918 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 223 Sterling Point Circle, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 13th day of January, 2026.

GRANTOR:

Elliott Holt

ELLIOTT N. HOLT

STATE OF Texas)
COUNTY OF Tarrant)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **ELLIOTT N. HOLT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of January, 2026.

Notary Public, State of Texas

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC

My Commission Expires: 07/28/2026

Jerry W Johnson
ID NUMBER
568607-3
COMMISSION EXPIRES
July 28, 2026

STATE OF Texas)
COUNTY OF Tarrant)

The actual consideration for this transfer is $0.00.

Elliott Holt

Affiant

Subscribed and sworn to before me, this 13th day of January, 2026.

Jerry W Johnson
Notary Public, State of Texas

NOTARY PUBLIC

My Commission Expires: 07/28/2026

Electronically signed and notarized online using the Proof platform.

Jerry W Johnson
ID NUMBER
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DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

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CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, 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 1/14/2026 (date of document).

Affiant Signature

1/14/2026
Date

STATE OF TENNESSEE

COUNTY OF Davidson

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

Notary's Signature

My Commission Expires: 1-22-29.

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029