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

Karen Johnson Davidson County
Batch# 1370755 DEEDQC
01/16/2026 08:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260116-0003929

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Earlmont Trust 888 Lakemont Court Nashville, TN 37220	**160-05-0-029.00**	**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, **JENNIFER C. HAGALE DRINNON and RANDALL EARL DRINNON, II, WIFE AND HUSBAND** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **EARLMONT TRUST U/T/A DATED JANUARY 12, 2026**, created pursuant to Tennessee Code Annotated Section 35-15-510, and such section shall apply to the property being transferred hereunder (hereinafter "Grantee"), its successors and assigns, all of Grantors' 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:

> Land in Davidson County, Tennessee, being Lot No. 139, Section Three, Oak Hill Estates, according to survey and plat of same appearing of record in Plat Book 4860, pages 3, 4 and 5; and further, plat being amended as to set back line as described in Mortgage Loan Inspection attached as Exhibit "B" to deed of record in Instrument No. 20070629-0078175, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to JENNIFER C. HAGALE DRINNON and RANDALL EARL DRINNON, II, by deed from EUGENE HOWARD TAYLOR, III, and spouse, CELENTA EDWARDS TAYLOR, of record in Instrument No. 20201204-0141258 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 888 Lakemont Court, Nashville, Davidson County, Tennessee 37220.

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.]

202601160003929

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 12 day of January, 2026.

GRANTORS:

JENNIFER C. HAGALE DRINNON

RANDALL EARL DRINNON, II

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JENNIFER C. HAGALE DRINNON and RANDALL EARL DRINNON, II, WIFE AND HUSBAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

NSH 3192262.1

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 GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 January 12, 2026 (date of document).

Affiant Signature

1/15/26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

Notary's Signature

My Commission Expires: 9/7/26

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY