Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Huxden Residence Trust dated January 13, 2026 **8018 Warbler Way** **Brentwood, TN 37027**	**181-11-0D-002.00-CO**	**Same**

Karen Johnson
Batch # 1371041
01/20/2026 09:53:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260120-0004284

This instrument prepared by: Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John Howard Huckeba** (the "Grantor") hereby conveys to John Howard Huckeba and Christina Marie Loden, as Tenants by the Entirety, and thereafter John Howard Huckeba and Christina Marie Loden, as Tenants by the Entirety, hereby transfer, assign, and quitclaim to **The Huxden Residence Trust dated January 13, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **8018 Warbler Way, Brentwood, TN 37027.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Carter Beth Shelton
Affiant

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

BRETT CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brett Carter
Notary Public
My Commission Expires: 11/2/26

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 13th day of January, 2026.

John Howard Huckeba

Christina Marie Loden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Howard Huckeba and Christina Marie Loden**, 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of January, 2026.

Notary Public

My Commission Expires:
11/2/26

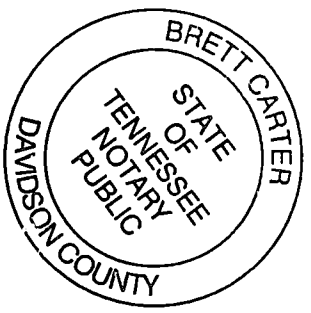


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John Howard Huckeba, by deed of record as Instrument Number 20230825-0066778, in the Register's Office for Davidson County, Tennessee.