Karen Johnson Davidson County
Batch # 1371391 DEEDQC
01/21/2026 10:03:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260121-0004895

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

X-0679

Quitclaim Deed

Address New Owner as follows:	Send Tax Bills to:	Map and Parcel Numbers:
Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased 101 Paxton Court Brentwood, TN 37027	New Owner	05201021900

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased ("**Grantor**"),

does hereby transfer and quitclaim unto

Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased ("**Grantee**"),

its successors, heirs, and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Westerly half of Lot 24 "A," on the Plan of Resubdivision of Power and Roth's Subdivision of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee. Said Lot No. 25 and part of Lot No. 24 front together 91 feet 10.5 inches on the northerly side of Madison Boulevard and extend back 144 feet 3 inches on the easterly line of part of Lot No. 24 and 90 feet on the westerly line of Lot No. 25 with easterly margin of Walnut Street to rear lot line measuring 75 feet thereon.

Being the same property conveyed to Equity Trust Company, Custodian FBO Jack Friedman IRA by Special/Limited Warranty Deed dated March 28, 2011, and recorded as Instrument Number 20110405-0026052 in the Register's Office for Davidson County, Tennessee.

Jack Friedman died on June 27, 2025, and ownership vested in Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased in accordance with the IRA beneficiary designation made by the late Jack Friedman.

This is real property commonly referred to as **301 Madison Blvd., Madison, TN 37115**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to establish in the chain of title that upon the death of Jack Friedman on June 27, 2025, ownership of the above-described real property vested in Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased per the IRA beneficiary designations that Jack Friedman made during his lifetime.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal descriptions above are the same as the descriptions contained in the prior deeds referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

Signature Page for Quitclaim Deed

Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased

Bruce Gore, Client

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Bruce Gore**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who upon oath acknowledged himself to be the **Client** of **Equity Trust Company, Custodian for the Benefit of Bruce Gore, Beneficiary of the IRA of Jack Friedman, Deceased**, the within named bargainor, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as said **Client**.

Witness my hand and official seal at office in Nashville, Tennessee, this 2nd day of January, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 2nd day of January, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/9/2026