Karen Johnson Davidson County
Batch # 1371391 DEEDQC
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Fees: $17.00 Taxes: $0.00
20260121-0004896

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	04301004700

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 Number 7, Block "F," on the Map of East Lawn, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, described according to said plat as follows:

Beginning at a point in the easterly margin of Circle Drive, and thence eastwardly 124.25 feet to a point in the northwesterly margin of Florence Avenue; thence with said margin of Florence Avenue, southwestwardly 198 feet, more or less, to the beginning of a curve; thence curving, said curve having a radius of 16 feet, westwardly to a point in the easterly margin of said Circle Drive; thence with said margin of Circle Drive, northwardly 146 feet, more or less, to the point of beginning.

Being the same property conveyed to Equity Trust Company, Custodian, FBO Jack H. Friedman IRA by Special Warranty Deed dated May 12, 2011, and recorded as Instrument Number 20110603-0042662 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 **1114 Circle Dr., 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