Karen Johnson
Batch # 1371391
01/21/2026 10:03:32 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260121-0004900

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	04313014000

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. 1, as shown on the Map entitled Subdivision of Tract No. 1, Forest Park Acreage Tracts, of record in Plat Book 843, page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Equity Trust Company, Custodian FBO Jack H. Friedman, IRA by Special Warranty Deed dated December 15, 2010, and recorded as Instrument Number 20101223-0102039 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 **505 E. Maple St., 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