AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 323807

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1373224 DEEDQC
01/29/2026 08:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260129-0006162

Tax ID No.: 131 12 0O 007.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 12 day of January, 2026 by and between **Matthew Giles and Brittnie Giles, who acquired title as Brittnie McAninley, husband and wife,** residing at 528 Battery Drive, Nashville, TN 37220, hereinafter referred to as Grantor(s) and **Matthew Giles and Brittnie Giles, husband and wife, as tenants by the entirety,** residing at 528 Battery Drive, Nashville, TN 37220, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 528 Battery Drive, Nashville, TN 37220

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew Giles

, who acquired title as

Brittnie Giles, who acquired title as Brittnie McAninley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Matthew Giles and Brittnie Giles, who acquired title as Brittnie McAninley**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 12 day of January, 2026

Notary Public

My Commission expires: 07/07/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Brittnie Giles MATTHEW GILES

STATE OF TN
COUNTY OF Davidson

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

Notary Public
My Commission Expires: 07/03/28

Name and address for person(s) responsible for taxes:

Matthew Giles and Brittnie Giles
528 Battery Drive
Nashville, TN 37220

Name and address of property owner:

Matthew Giles and Brittnie Giles
528 Battery Drive
Nashville, TN 37220

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Battery Park of record in Instrument No. 20120726-0065866, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed from Austin Purvis by Jackie Low as Attorney-in-Fact and Allison Umfress by Jackie Logan as Attorney-inFact to Matthew Giles and Brittnie McAninley, husband and wife as set forth in Deed Instrument #20240903-0067213 dated 08/30/2024, recorded 09/03/2024, DAVIDSON County, TENNESSEE.

Tax ID: 131 12 0O 007.00

Property commonly known as: 528 Battery Drive, Nashville, TN 37220

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 1/1 /2026 (date of document).

Affiant Signature

1/22/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries