Karen Johnson Davidson County
Batch# 1373235 DEEDQC
01/29/2026 09:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260129-0006180

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Patrick Block, Affiant

Subscribed and sworn to before me this
31st day of October, 2025.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Patrick Block, Co-Trustee Erin O'Hara Block, Co-Trustee 908 Halcyon Avenue Nashville, TN 37204	Same	118 01 0 328.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Patrick Block and Erin Block, husband and wife,** the "**Grantors**", do hereby convey and quitclaim unto **Patrick Block and Erin O'Hara Block, Co-Trustees of the Block Family 2025 CP Trust dated October 31, 2025**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 31st day of October 2025.

Patrick Block

Erin Block

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ally Hicks the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Patrick Block and Erin Block, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of October 2025.

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public

My Commission Expires: 7-6-26

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 40 on the Plan of W. D. Gale's Kirkwood addition to Nashville of Record in Plat Book 332, Page 76, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Block and Erin Block, husband and wife, by Warranty Deed from Jason T. Huff and Emily W. H. Huff, husband and wife, of record in Instrument No. 20120823-0075721, dated August 10, 2012, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 908 Halcyon Avenue, Nashville, TN 37204.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 October 31, 2025 (date of document).

Affiant Signature

1-19-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

