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| **THIS INSTRUMENT PREPARED BY:**<br>**Chad I. Pearman, Esq.**<br>**10 Burton Hills Blvd., Ste 130**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is: $0.00.<br><br>_____<br>Affiant<br>Subscribed and sworn to before me, this 15 day of January, 2026.<br><br>_____<br>Notary Public<br>My Commission Expires: _____ |

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 6-17-2028

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address of New Owner:<br>John William Banyai and Lynn S. Banyai, Trustees<br>2251 Hillside Ct.<br>Walnut Creek, CA 94597 | Send Tax Bills To:<br>Same | Map – Parcel #<br>161-1B103 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **John William Banyai and wife, Lynn S. Banyai**, hereinafter referred to as the "Grantor" does hereby quitclaim, transfer and convey unto **John William Banyai and Lynn S. Banyai, Trustees of the Banyai Family Trust dated December 18, 2025, and any amendments thereto** (hereinafter referred to as the "Grantee", their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 27, Phase Three, Section One, Aberdeen Woods Planned Unit Development, as shown on plat of record in Plat Instrument No. 20000523-0051434, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to John William Banyai and wife, Lynn S. Banyai by Warranty Deed from Gregory A. Thompson and wife, Brooke D. Thompson of record in Instrument No. 20060914-0114191, Register's Office for Davidson County, Tennessee.

Being also known as 5108 Glencarron Drive, Nashville, TN 37220.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2026.

*Signatures next page*



Karen Johnson Davidson County
Batch # 1374661 DEEDQC
02/02/2026 11:03:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260202-0006920

John William Banyai

Lynn S. Banyai

Lynn S. Banyai

STATE OF CALIFORNIA
COUNTY OF Contra Costa

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **John William Banyai and Lynn S. Banyai**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Concord, California, this 8th day of January, 2026.

Notary Public SRINIVAS KOWTHA

My Commission Expires: 10/02/2029

SRINIVAS KOWTHA
Notary Public - California
Contra Costa County
Commission # 2533902
My Comm. Expires Oct 2, 2029