Karen Johnson Davidson County
Batch# 1375391 DEEDQC
02/03/2026 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260203-0007404

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Richard Dinning, Co-Trustee of the Roy and Joan McCartney Residence Trust and Janel D. Dear, Co-Trustee of the Roy and Joan McCartney Residence Trust** ("Grantor"), hereby remise, release, convey, and quit claim unto **Richard Dinning,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit 650B of Homes at 650 Ewing Drive a Horizontal Property Regime with Private Elements located at Nashville Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Homes at 650 Ewing Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20241113-0088447, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Roy and Joan McCartney Residence Trust, by virtue of that certain Quit Claim Deed dated April 2, 2014, and being of record at Instrument No. 20140604-0048185 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28 day of **January, 2026.**

Richard Dinning, Co-Trustee of the Roy and Joan McCartney Residence Trust

Co-Trustee

By: Richard Dinning, Co-Trustee

Janel D. Dear, Co-Trustee of the Roy and Joan McCartney Residence Trust

Janel D Dear, Co-Trustee

By: Janel D. Dear, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public for said county and state, the within named **Richard Dinning** as **Co-Trustee of the Roy and Joan McCartney Residence Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **January, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me via audio/visual communication, the undersigned, a Notary Public for said county and state, the within named **Janel D. Dear** as **Co-Trustee of the Roy and Joan McCartney Residence Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **January, 2026.**

Notarized online using audio-video communication

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

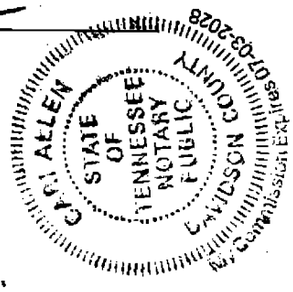
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 20 day of **January, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28



PROPERTY ADDRESS: **652 Ewing Dr., Nashville, TN 37207**

TAX PARCEL NO.: **059040C00200CO**

PROPERTY OWNER: **Richard Dinning**

OWNER'S ADDRESS: 652 Ewing Drive
Nashville, TN 37207

MAIL TAX BILLS TO: 652 Ewing Drive
Nashville, TN 37207

Certificate of Authenticity

I, Holly A. Mason, 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 January 23, 2026.

Affiant Signature

1/23/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY