THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 30 day of January, 2026.

Notary Public

My commission expires: 3/9/2027

J. David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson Davidson County
Batch # 1376536 DEEDQC
02/05/2026 08:48:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260205-0008147

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Burton F. Jablin, Trustee	Same	116-10-045
211 Deer Park Circle		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, BURTON F. JABLIN (also known as BURTON JABLIN), and his spouse BARRON L. PATTERSON (hereinafter "Grantor"), by these presents do hereby quitclaim and convey unto BURTON F. JABLIN, TRUSTEE OF THE BURTON F. JABLIN 2026 REVOCABLE TRUST AGREEMENT DATED January 6, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. BARRON L. PATTERSON joins in this conveyance to release and convey all of his spousal interest, including any rights in the property he may have should he survive BURTON F. JABLIN, in the subject property. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS MY HAND this 30th day of January, 2026.

BURTON F. JABLIN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, BURTON F. JABLIN (also known as BURTON JABLIN), 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30 day of January, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

WITNESS MY HAND this 30th day of January, 2026.

BARRON L. PATTERSON, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, BARRON L. PATTERSON, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30 day of January, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Land in Davidson County, Tennessee, being Lot number 2 on the Plat recorded as Instrument No. 20080917-0094841, entitled "Revision to the Revision Plat of Lot 22 and a portion of Lot 21 of A.M. Bransford's Subdivision," in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

"Being a portion of the same property conveyed to Bransford Lot 21 Partners by deed of record as instrument Number 20051216-0151332, said Register's Office, and a portion of the same property conveyed to Bransford lot 22 Partners by deed of record as Instrument Number 20051216-0151335, said Register's Office.

"Along with Lot number 2 being conveyed herein, the Grantors do also hereby grant and convey a permanent easement for sewer line purposes. Said easement is and shall be twenty (20) feet in width, running along and parallel with the northerly margin of Lot number 1 of the said subdivision, beginning at the most westerly margin of Lot number 2 and extending to the most westerly line of the "Easement for Sanitary Sewer" as shown on the above described plat and as dedicated by instrument of record in Book 5786, page 945, said Register's Office. Said permanent easement shall run with the land and shall be binding upon the Grantor's, their heirs and assigns, forever. The Grantee herein, his successors, heirs and assigns, shall have the right to construct, maintain and utilize the easement area for sanitary sewer purposes, above, upon, and below the surface of said property. This easement is granted by Grantor and accepted by Grantee upon the following terms and conditions: (a) during construction or maintenance of the sewer line in the easement area, no trees of a diameter of greater than twelve (12) inches will be disturbed or destroyed; (b) that in the event that the owners of Lot number 1 and Lot number 2 agree upon a replacement easement in the place of this easement, then this grant of easement shall be abandoned at the time of execution of a replacement easement; (c) that nothing in this grant of easement shall be construed so as to allow the owner of Lot number 2 to place a permanent structure above ground on the easement area, and the only item to remain permanently on the easement area shall be the underground sewer line; (d) that the owner of Lot number 2 may not maintain above ground equipment on the easement area except during construction or maintenance of the sewer line; (e) the owner of Lot number 2 will notify the owner of Lot number 1 at least fifteen (15) days prior to entry upon the property for construction or maintenance purposes; (f) that after construction or maintenance of the sewer line, the owner of Lot number 2 shall be required to return the surface of the easement area to the condition of the adjoining landscape; and (g) the owner of Lot number 2 agrees to abandon this easement if, prior to construction of a sewer line in the easement area, it is determined that a sewer line connection is feasible and available for connection for a dwelling on Lot number 2 along the Deer Park Circle road frontage as shown on the said plat.

"THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations."

This is property that was originally conveyed by Warranty Deed dated December 21, 2006 of Instrument Number 20061227-0159427, Register's Office for Davidson County, Tennessee (the "Warranty Deed"), in which Bransford Lot 21 Partners and Bransford Lot 22 Partners (collectively "Grantors") conveyed certain real property to Burton Jablin ("Grantee"), and which was subsequently corrected by a Corrective Warranty Deed, containing the above property description, from Bransford Lot 21 Partners and Bransford Lot 22 Partners (collectively "Grantors") to Burton Jablin ("Grantee") dated April 2, 2009 and recorded as Instrument Number 20090413-0032916, Register's Office for Davidson County, Tennessee.

Together with any interest held by the Grantor Burton Jablin conveyed under a Quitclaim Deed dated July 23, 2009 from W. Bradley Worthington and Teri S. Worthington ("Grantor") to Burton Jablin and recorded as Instrument Number 20090728-0070708, Register's Office for Davidson County.

This is improved property known as 211 Deer Park Circle, Nashville, TN 37205.