Karen Johnson
Batch # 1376676
02/05/2026 12:25:11 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260205-0008363

Return to and
Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 4th day of February, 2026.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
George Edward Seay IV and Reagan Fox Seay, Co-Trustees 4114 Saunders Avenue Nashville, TN 37216	New Owner	061-10-0-136.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **George Edward Seay IV and Reagan Seay, husband and wife,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **George Edward Seay IV and Reagan Fox Seay, Co-Trustees, or their successor trustees in interests as they may appear, of The George and Reagan Living Trust, u/a dated February 4, 2026, and any amendments and/or restatements thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 32 on the plan of Maplewood Heights Subdivision, as shown on plat of record in Book 547, page (s) 77 and 78 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No. 32 Front 100 feet on the East side of Saunder Avenue and runs back between parallel lines 300 feet to the West right-of way line of the L & N Railroad.

Being the same property conveyed to George Edward Seay, IV and Reagan Seay, husband and wife, by warranty deed from Horizon Leasing LLC and Tennessee Limited Lability Company dated August 11, 2022, of record in Instrument No. 20220812-0091710, Office of Davidson County, Tennessee Register of Deeds.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(vi) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their revocable living trust.

This is improved property known as 4114 Saunders Avenue, Nashville, TN 37216

Witness my hand this 4th day of February, 2026.

George Edward Seay IV

Reagan Seay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **George Edward Seay IV and Reagan Seay.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 2026.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON