This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

Karen Johnson Davidson County
Batch# 1377343 DEEDQC
02/09/2026 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009241

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 4th day of February, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Julie Ehrlich, *Affiant*

Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 2027

QUITCLAIM DEED

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii))]

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Augusta Belle Namesake Trust Dolly Diane Gerregano, *Trustee* 4822 Shadescrest Drive Nashville, TN 37211	SAME	147-06-0-065.00

FOR NO MONETARY CONSIDERATION, I, **Dolly Diane Gerregano**, by these presents do hereby quitclaim and convey unto **Dolly Diane Gerregano, Trustee of the Augusta Belle Namesake Trust, dated February 4, 2026,** all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the Plan of SECTION ONE (Revised), CALDWELL HALL, as shown by plat appearing of record in Plat Book 2900, Pages 57-59 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dolly D. Gerregano, unmarried, by Warranty Deed dated August 29, 2013, from Billy Lynn Conn and wife, Sandra Riddle Conn, in Instrument No. 20130904-0093384, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium

assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This improved property known as 4822 Shadescrest Drive, Nashville, TN 37211.

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

Dolly Diane Gerregano, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dolly Diane Gerregano**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

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



Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 2027

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 4th day of February, 2026.

Adam J. Berk, *Affiant*

2/4/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of February, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

[SEAL]

Stephanie L Whittin
NOTARY PUBLIC
My Commission Expires: May 3, 2027