Karen Johnson Davidson County
Batch# 1378540 DEEDQC
02/10/2026 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0009900

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2026.

Notary Public
My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Calvin C. Nielson and Ann J. Nielson, Trustees 811 Boscobel Street Nashville, TN 37206	SAME	082 16 0 294.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Calvin C. Nielson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and

quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Calvin C. Nielson and Ann J. Nielson, Trustees of the Calvin & Ann Nielson Living Trust, established by the Revocable Trust Agreement of Calvin C. Nielson and Ann J. Nielson dated February 5, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 5th day of February, 2026.

Calvin C. Nielson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Calvin C. Nielson, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of February, 2026.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 and the westerly 5 feet or Lot No. 115 in Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.
Said Lot No. 116 and part of Lot No. 115 front together 55 feet on the northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Calvin Nielson, Jr. by deed from Eva Z. Bath of record in Instrument No. 20160418-0036704 in the Register's Office for Davidson County, Tennessee.

Calvin C. Nielson and Calvin Nielson, Jr. are one and the same person.

This is improved property known as 813 Boscobel Street, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 February 5, 2026.

02/09/2026
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of February, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

