Karen Johnson Davidson County
Batch# 1378621 DEEDQC
02/10/2026 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0010006

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--. A. J. Nielson Affiant Subscribed and sworn to before me, this 5th day of February, 2026. Alice M. Bohannon 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 0 295.00

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 and wife, Ann J. Nielson**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby

remise, release and quitclaim all of the Grantors' 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

Ann J. 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 and Ann J. 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. 117 on the Plan of Williams ' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 117 fronts 50 feet on the northerly margin of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Calvin C. Nielson and wife, Ann Johnson Nielson by deed from David E. Wall and wife, Judith Wall of record in Book 6064, Page 877

Ann J. Nielson and Ann Johnson Nielson are one and the same person.

This is improved property known as 811 Boscobel Street, Nashville, Tennessee 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)

