AFTER RECORDING RETURN TO:
Kimberly Page and Sean Page
3922 Lloyd Road
Nashville, TN 37189
File No. WDC-6700

Karen Johnson Davidson County
Batch# 1378963 DEEDQC
02/11/2026 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260211-0010428

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 049 00 0 390.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 2 day of February 2026, by and between **Sean T. Page and wife, Kimberly R. Page,** residing at 3922 Lloyd Road, Nashville, TN 37189, hereinafter referred to as Grantor(s) and **Kimberly Page and Sean Page, as trustees of the Kimberly Page and Sean Page Trust, dated August 25th, 2025,** residing at 3922 Lloyd Road, Nashville, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3922 Lloyd Road, Nashville, TN 37189

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/11/2022 under Document No. 20220811-0091494 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sean T. Page

Kimberly R. Page

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sean T. Page** and **Kimberly R. Page** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 2 day of February, 2026.

Julie A. Wakeman
Notary Public

My Commission expires: 11/2/2026

JULIE A. WAKEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT:

Land in Davidson County, Tennessee, being a 5.011 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc.. Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Beginning at a ½" rebar set on the southerly margin of Lloyd Road (60' R-O-W), said point being at the easterly end of a return curve at the northwest corner of Lot 12 on the plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, Register's Office Davidson County, Tennessee; Thence leaving Lloyd Road, and with said return curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 40 Degrees 44 Minutes 36 Seconds West, 35.36 feet to a point; Thence with the westerly line of said Lot 12, South 04 Degrees 15 Minutes 24 Seconds East a distance of 151.17 feet to a ½" rebar with cap "1467"; Thence leaving Ole Orchard, Phase 2, and with a new line common to Tract 14 of this survey, South 21 Degrees 21 Minutes 05 Seconds East a distance of 210.67 feet to a ½" rebar set: Thence with a new line common to Tracts 15 and 16 of this survey, South 87 degrees 05 Minutes 44 Seconds West, passing a set rebar at 361.94 feet, a total distance of 571.19 feet to a point; Thence with a line common to Tracts 16, 17, and 8 of this survey, North 85 Degrees 27 Minutes 42 Seconds West, passing set rebars at 23.23 feet and 389.64 feet, a total distance of 628.88 feet to a ½" rebar set; Thence with a line common to Tract 12 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 39.44 feet to a " rebar set; Thence continuing North 06 Degrees 19 Minutes 13 Seconds East, 144.72 feet to a ½" rebar set at the southwest corner of Lot 21 on the afore-said plan of Ole Orchard, Phase 2; Thence with the southerly line of Ole Orchard, Phase 2, the following six calls:

South 83 Degrees 40 Minutes 42 Seconds East a distance of 460.73 feet to a ½" rebar "1467" Thence North 76 Degrees 53 Minutes 54 Seconds East a distance of 110.51 feet to a ½" rebar set; Thence South 89 Degrees 46 Minutes 58 Seconds East a distance of 116.65 feet to a ½" rebar set; Thence North 88 Degrees 02 Minutes 24 Seconds East a distance of 116.65 feet to a ½" rebar set; Thence North 86 Degrees 00 Minutes 11 Seconds East a distance of 118.48 feet to a ½" rebar set; Thence North 85 Degrees 37 Minutes 52 Seconds East a distance of 115.45 feet to a ½"rebar set; Thence with the easterly line of Lot 13, Ole Orchard, Phase 2, North 04 Degrees 15 Minutes 24 Seconds West a distance of 151.92 feet to a point; Thence with a return curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes, 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 49 Degrees 15 Minutes 24 Seconds West, 35.36 feet to a ½" rebar set on the southerly margin of Lloyd Road; Thence with the southerly margin of Lloyd Road, North 85 Degrees 44 Minutes 36 Seconds East a distance of 100.00 Feet to the Point of Beginning, containing 218,277 Square Feet or 5.011 Acres, more or less.

Parcel ID Number: 049 00 0 390.00

Property commonly known as: 3922 Lloyd Road, Nashville, TN 37189

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: JAMES ROAD

STATE OF NEW YORK
COUNTY OF ERIE

Subscribed and sworn to before me this 10 day of FEBRUARY, 2026.

Notary Public
My Commission Expires: 11/1/2027

FRANCIS P. DEC., ESQ.
Notary Public, State of New York
No. 02DE6059729
Qualified in Erie County
Commission Expires 11/1/2027

Name and address for person(s) responsible for taxes:

Kimberly Page and Sean Page
3922 Lloyd Road
Nashville, TN 37189

Name and address of property owner:

Kimberly Page and Sean Page
3922 Lloyd Road
Nashville, TN 37189

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 2/2/2026. [date of document]



Affiant Signature

2/10/2026

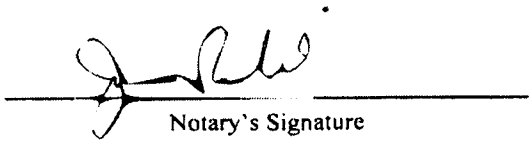
Date

State of New York

County of Erie

Sworn to and subscribed before me this 10th day of FEBRUARY , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL