Karen Johnson Davidson County
Batch# 1379066 DEEDQC
02/11/2026 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260211-0010570

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, 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 6th day of February, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
William Lee Deneke and Barbara Jean Deneke, Trustees 416 Charlesgate Court Nashville, Tennessee 37215	SAME	117 09 0C 013.00

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, **William Lee Deneke and wife, Barbara Jean Deneke**, 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 **William Lee Deneke and Barbara Jean Deneke, Trustees of the William & Barbara Deneke Living Trust, established by the Revocable Trust Agreement of William Lee Deneke and Barbara Jean Deneke dated February 6, 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 6th day of February, 2026.

William Lee Deneke

Barbara Jean Deneke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Lee Deneke and Barbara Jean Deneke, 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 6th day of February, 2026.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in DAVIDSON County, Tennessee, being Lot No. 13 on the Plan of Burlington Subdivision, as of record in Plat Book 5200, Pages 403 thru 406, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to William L. Deneke and wife, Barbara J. Deneke by deed from Jeffrey A. Kammer and wife, Karen A. Kammer, of record as Instrument No. 20120716-0062244, Register's Office for Davidson County, Tennessee.

William Lee Deneke and William L. Deneke are one and the same person.

Barbara Jean Deneke and Barbara J. Deneke are one and the same person.

This is improved property known as 416 Charlesgate Court, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6, 2026.

02/10/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

