Karen Johnson Davidson County
Batch# 1379077 DEEDQC
02/11/2026 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260211-0010583

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Hargrove Firm, LLP, 12910 Shelbyville Rd, Suite 124, Louisville, KY 40243

Order Number: HF20251003

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **PHILIP ALDEN EALY a/k/a PHILIP EALY** and **DENISE MARIE EALY a/k/a DENISE EALY**, husband and wife, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **PHILIP ALDEN EALY** and **DENISE MARIE EALY, as Trustees of the EALY FAMILY REVOCABLE LIVING TRUST u/t/a dated the 6 day of February, 2026**, whose address is 14799 Hedgerow Court, Fontana, CA 92336, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land situated in Davidson County, Tennessee, being Unit 21, as established in Declaration of Covenants, Conditions and Restrictions for East End Village (formerly known as East Village Lane, formerly known as Arrowhead), a Horizontal Property Regime with Private Elements of record at Instrument No. 20190111-0003194, as amended by First Amendment at Instrument No. 20190521-0048039, being amended and restated at Instrument No. 20230606-0042999, as further amended in First Amendment to the Amended and Restated Declaration of record at Instrument No. 20230914-0072226, and Second Amendment to the Amended and Restated Declaration of record at Instrument No. 20240821-0064101, and Scrivener's Affidavit of record at Instrument No. 20240904-0068024, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 061-01-0A-021.00-CO
Street address of property: 347 E Village Ln, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20250324-0021949 in the Register's Office, Davidson County, Tennessee.

Mail Tax Statements to: Philip Alden Ealy and Denise Marie Ealy
14799 Hedgerow Court, Fontana, CA 92366

Signed this 6 day of February, 2026,

Signature(s) of Grantor(s):

Philip Alden Ealy a/k/a Philip Ealy

Denise Marie Ealy a/k/a Denise Ealy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 2/6/2026 before me, Ivan Romero, Notary Public personally appeared Philip Alden Ealy a/k/a Philip Ealy and Denise Marie Ealy a/k/a Denise Ealy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

IVAN ROMERO
Notary Public - California
Riverside County
Commission # 2518508
My Comm. Expires May 24, 2029

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

OATH OF CONSIDERATION

I or we, Philip Alden Ealy and Denise Marie Ealy, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and Zero Cents ($0.00).

Signed this 6 day of February, 2026,

Signatures of Affiant(s):

Philip Alden Ealy

Denise Marie Ealy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On 2/6/2026 before me, Ivan Romero, Notary Public personally appeared Philip Alden Ealy a/k/a Philip A. Ealy and Denise Marie Ealy a/k/a Denise M. Ealy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature _____(Seal)

IVAN ROMERO
Notary Public - California
Riverside County
Commission # 2518508
My Comm. Expires May 24, 2029

Tennessee Certification of Electronic Document

I, CYNTHIA STONE, 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 2/10/2026 (date of document).

Cynthia Stone
Affiant Signature

2/10/2026
Date

State of Kentucky

County of Jefferson

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

Notary's Signature

MY COMMISSION EXPIRES: 4-4-26

NOTARY'S SEAL

