THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 11 day of February, 2026.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson Davidson County
Batch # 1379430 DEEDQC
02/12/2026 10:37:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260212-0011157

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:091-05-0-219.00
Jasper A. Twigg, David Twigg, and Vivianne Twigg 605 Nashua Lane Nashville, TN 37209	New Owner	

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David Alan Twigg and Vivianne Claire Balagot Twigg, as Trustees under the Living Trust Dated March 20, 1996 and Jasper A. Twigg, as tenants in common with right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Jasper A. Twigg, unmarried and David Alan Twigg and Vivianne Twigg, husband and wife, as joint tenants with right of survivorship,** their heirs and assigns, all of its interest in the following land:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Section 2 Mosswood Heights, of record in Plat Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to David Alan Twigg and Vivianne Claire Balagot Twigg as Trustees under the Living Trust Dated March 20, 1996 and Jasper A. Twigg, as tenants in common with right of survivorship, by quitclaim deed from Jasper A. Twigg, unmarried and David Alan Twigg and Vivianne Twigg, husband and wife, as tenants in common with right of survivorship, of record in Instrument No.20201030-0126979, dated October 8, 2020, said Register's Office.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of February, 2026.

Jasper A. Twigg

David Alan Twigg and Vivianne Claire Balagot Twigg Living Trust, Dated March 20, 1996

David Alan Twigg, Trustee

Vivianne Claire Balagot Twigg, Trustee

STATE OF California)

COUNTY OF Ventura)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **David Alan Twigg** and **Vivianne Claire Balagot Twigg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the David Alan Twigg and Vivianne Claire Balagot Twigg Living Trust Dated March 20, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 4th day of February, 2026.

GUSTAVO A. TORRES
Notary Public - California
Ventura County
Commission # 2448449
My Comm. Expires May 30, 2027

Notary Public
My Commission Expires: May 30, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jasper A. Twigg**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of February, 2026.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public
My Commission Expires: