Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To
Owner/Responsible Taxpayer

Name: Anne Ballard
Address: 7809 Aslan Ct.
Nashville
State: TN Zip Code: 37221

Map and Parcel ID #: 141 00 0 079.00

Karen Johnson Davidson County
Batch# 1380439 DEEDQC
02/12/2026 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011362

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Anne Ballard (aka Anne T. Ballard), a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Anne Ballard, Trustee of the Anne Ballard Revocable Living Trust dated February 3, 2026, and any amendments thereto,(hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Saddle Ridge, Section One of record in Plat Book 5800, Page 4, in the Register's Office for Davidson County, Tennessee, described as follows:

Being the same property conveyed to Kimberly A. Derrick and John J. Derrick, wife and husband by Warranty deed from Jeanne M. Loedding and husband, Robert C. Loedding of record in Instrument No. 20170717-0071625 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 5660, page 823 and Book 8122, page 51; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 5800, page 4; (6) All applicable governmental and zoning regulations.

This is improved property known as 7809 Aslan Ct., Nashville, TN 37221

Being same property conveyed in Instrument 20200520-0052549

Grantor's Signature

Anne Ballard

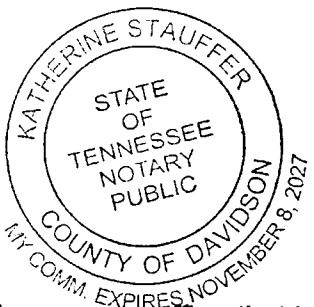
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anne Ballard whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 3 day of February, 2026



Notary Public

My Commission Expires: 11/8/27

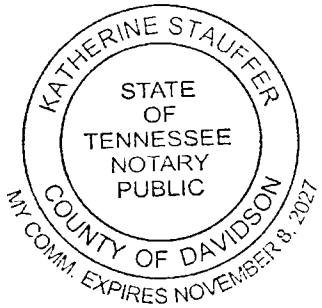
I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 3 day of February, 2026



Notary Public

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 2/3/26 (date of document).

Affiant Signature

2/3/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

