Karen Johnson Davidson County
Batch# 1380560 DEEDQC
02/13/2026 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260213-0011506

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owner:	Send tax bills to:	Map Parcel Number:
John A. Gupton III Judith W. Gupton 3620 Bowlingate Lane Nashville, TN 37215	John A. Gupton III, Trustee Judith W. Gupton, Trustee 3620 Bowlingate Lane Nashville, TN 37215	117 05 0A 006

QUITCLAIM DEED

WHEREAS, John A. Gupton III and Judith W. Gupton, husband and wife acquired the property more particularly described herein by Warranty Deed dated November 26, 1986, from Dudley Warner & Co., Inc. of record in Book 7058, Page 13 Register's Office for Davidson County, Tennessee; and

WHEREAS, John A. Gupton III and Judith W. Gupton desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, JOHN A. GUPTON III AND JUDITH W. GUPTON ("Grantors") quitclaim to J & J TRUST DATED February 12, 2026, their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being improved property known as 3620 Bowlingate Lane, Nashville, Tennessee 37215.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 12 day of February, 2026.

GRANTOR:

John A. Gupton III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared John A. Gupton III, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of February, 2026.

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

GRANTOR:

Judith W. Gupton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Judith W. Gupton, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of February, 2026.

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

4908-5787-3548v2
2974188-000001 02/11/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

JOHN A. GUPTON by
Printed Name: John A. Gupton
Trustee / Grantee

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

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

EXHIBIT "A"

Legal Description

BEING Lot No. 6 as shown on the Plan of Bowlingate, of record in Plat Book 6250, Page 844, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6802, Page 512, Register's Office for Davidson County, Tennessee, together with all easements, rights and appurtenances to said lot granted in the aforesaid covenants.

BEING the same property conveyed to John A. Gupton III and wife, Judith W. Gupton by Deed from Dudley Warner & Co., Inc. of record in Book 7058, Page 13 Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 2/12/26 (date of document).

Affiant Signature

2/12/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL

