Karen Johnson Davidson County
Batch# 1380568 DEEDQC
02/13/2026 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260213-0011514

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

John Lee Shuster, Jr., Affiant

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

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
John L. Shuster, Jr., Co-Trustee Susan D. Shuster, Co-Trustee 85 Altentann Nashville, TN 37215	Same	158-04-0A-012.00-C

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **John L. Shuster, Jr. (a/k/a John L. Shuster) and Susan D. Shuster**, husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **John Lee Shuster, Jr. and Susan Davis Shuster, Co-Trustees of the Shuster Family 2026 CP Trust dated February 11, 2026,** a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 11th day of February 2026.

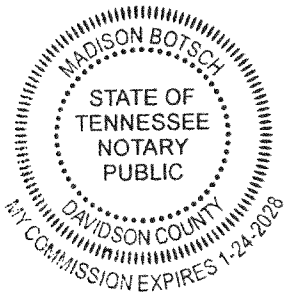
John L. Shuster, Jr.
John L. Shuster, Jr. (a/k/a/ John L. Shuster)

Susan D. Shuster
Susan D. Shuster

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared John L. Shuster, Jr. (a/k/a/ John L. Shuster) and Susan D. Shuster, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

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



Madison Botsch
Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 86, on the plan of REVISED SECTION ONE, OTTER WOOD, as shown on plat of record in Book 6900, Page 590, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John L. Shuster and Susan D. Shuster, husband and wife, by Warranty Deed, from Peter J. Kopcsak and wife, Sarah Miller Kopcsak, of record in Instrument Number 20190702-0064365, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 85 Altentann, Nashville, TN 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Casey W. Riggs**, 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 11, **2026** (date of document).

Affiant Signature

February 11, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 11th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

