THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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Karen Johnson Davidson County
Batch# 1382610 DEEDQC
02/18/2026 02:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260218-0012979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/15/2028

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel No.:
Anita Fielder Family Trust c/o Brenda Fielder & Joel Troxler, Trustees P.O. Box 120794 Nashville, TN 37212	-SAME-	105 10 0A 408.00 CO

EXECUTORS' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Brenda Fielder and Joel Troxler, Executors of the Estate of Anita Fielder, deceased (the "decedent"), who died on February 1, 2014, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on April 4, 2024, and recorded under Docket No. 24P586 in the Clerk's Office for the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby release, remise and quitclaim unto Brenda Fielder and Joel

Troxler, Trustees of the Anita Fielder Family Trust, a testamentary trust established under the Last Will and Testament of Anita Fielder dated December 14, 1999, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of February, 2026.

Brenda Fielder, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Fielder, Executor, with whom I am personally acquainted and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2028

Joel Troxler, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Troxler, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-9 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and amended in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and amended in Book 11680, page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Anita Fielder by deed from Cabana, LLC, a Tennessee limited liability company, of record as Instrument No. 200003140026227, Register's Office for Davidson County, Tennessee.

Anita Fielder died on February 1, 2024, and devised the subject property to Brenda Fielder and Joel Troxler, Trustees of the Anita Fielder Family Trust, a testamentary trust established under the Last Will and Testament of Anita Fielder dated December 14, 1999, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on April 4, 2024 under Docket No. 24P586.

This is improved property known as 2020 Beech Avenue, #D-9, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 13 2026.

02/18/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

