Karen Johnson
Batch # 1382761
02/19/2026 09:53:08 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260219-0013196

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Derek Wayne Howard DEREK WAYNE HOWARD, AFFIANT Subscribed and sworn to before me, this 11th day of February 2026. Shelley Mason NOTARY PUBLIC My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DEREK WAYNE HOWARD and GERRI SUSAN MOSLEY-HOWARD, CO-TRUSTEES 104 Postwood Place Nashville, TN 37205	New Owner	Map and Parcel No.: 103150A00400CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Derek Wayne Howard and Gerri Susan Mosley-Howard, husband and wife,** (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **Derek Wayne Howard and Gerri Susan Mosley-Howard, Co-Trustees of the Howard Joint Revocable Trust, created July 22, 2025**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 104 Postwood Place, Nashville, TN 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revised Postwood of record in Plat Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 60.25 feet on the southerly side of Postwood Place, and extends back 99.69 feet on the westerly line, and 101.72 feet on the easterly line to a dead line in the rear measuring 60.10 feet thereon.

Being the same property conveyed to Derek Wayne Howard and Gerri Susan Mosley-Howard, husband and wife, from Kenneth Randall Kraft, Keith Ryan Kraft, Patricia Sue Kraft a/k/a Patricia Sue Kraft Krizelman and Nancy Faye Galbut a/k/a Nancy Faye Kraft Galbut, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20141230-0118612.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of February 2026.

Derek Wayne Howard, Grantor

Gerri Susan Mosley-Howard, Grantor

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 **Derek Wayne Howard**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

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 **Gerri Susan Mosley-Howard**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON