Karen Johnson Davidson County
Batch# 1382879 DEEDQC
02/19/2026 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260219-0013350

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
The Lakeside Trust
5028 Briarwood Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map and Parcel No.
14709008900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Donald Allen Hissa and Courtney Taylor Hissa, husband and wife as tenants by the entirety**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **The Lakeside Trust dated February 19, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210 ON THE PLAN OF SECTION THREE, CALDWELL COUNTRY ESTATES OF RECORD IN PLAT BOOK 2663, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to **Donald Allen Hissa and Courtney Taylor Hissa, husband and wife as tenants by the entirety**, by Quit Claim Deed dated February 24, 2020, from **Donald Allen Hissa who acquired title as unmarried and Courtney Taylor Hissa, formerly known as Courtney Ann Taylor, who acquired title as unmarried, as tenants in common with rights of survivorship**, recorded in Instrument No. 20200302-0023302, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **5028 Briarwood Drive, Nashville, TN 37211.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of February 2026.

Donald Allen Hissa

Courtney Taylor Hissa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Donald Allen Hissa**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Courtney Taylor Hissa**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

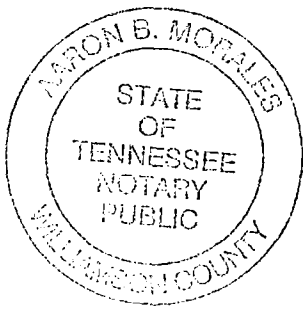
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 19th day of February 2026.

Notary Public

My Commission Expires:
12/13/27



Certificate of Authenticity

I, **Aaron B. Morales**, 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 19, 2026.

Affiant Signature

February 19, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of February 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec. 10, 2029
COUNTY OF WILLIAMSON