Karen Johnson Davidson County
Batch# 1383604 DEEDQC
02/20/2026 08:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260220-0013511

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Tall Timbers Trust 208 Scotland Place Nashville, TN 37205	**116-14-0-035.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRENT ANDERSON AND JULIA ANDERSON** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE TALL TIMBERS TRUST U/T/A DATED FEBRUARY 13, 2026** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 55 and 56 on the map of Bellemeade Subdivision, of record in Plat Book 1130, Page 3, 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 BRENT ANDERSON AND JULIA ANDERSON, by deed from THOMAS G. ANDREWS, III and wife CYNTHIA M. ANDREWS, of record in Instrument No. 20140723-0065441 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 208 Scotland Place, Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 13th day of February, 2026.

GRANTORS:

BRENT ANDERSON

JULIA ANDERSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **BRENT ANDERSON AND JULIA ANDERSON**, 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 that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 13th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NSH 3259377.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 (date of document).

Affiant Signature

2-19-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of February, 20 26.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY