THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 11th day of February 2026. Notary public My commission Expires: October 7, 2029

QUITCLAIM DEED

Address New Owner: Manolo and Lisa Lem Living Trust 5508 Mulligan Ct. Hermitage, TN 37076	Send Tax Bills to: Manolo and Lisa Lem Living Trust 5508 Mulligan Ct. Hermitage, TN 37076	Map-Parcel #: 085-14-0-044.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Lisa A. Lem and Manolo Lem, wife and husband, do hereby quitclaim, transfer and convey unto Manolo Lem and Lisa A. Lem, as Trustees of Manolo and Lisa Lem Living Trust dated February 11, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division-Lots 2, 3, and 4, Bainbridge Cluster Homes, of record in Plat Book 6250, Page 181, 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 Lisa A. Lem and Manolo Lem, wife and husband, from Vicki Dowling, unmarried, by Warranty Deed, dated January 13, 2022, and recorded on February 4, 2022, as Instrument No. 20220204-013433, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1384039 DEEDQC
02/23/2026 10:37:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20260223-0014099

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

Property Address: 119 Guill Court, Nashville, Tennessee 37214

Witness my hand this 11th day of February, 2026.

Lisa A. Lem, Grantor

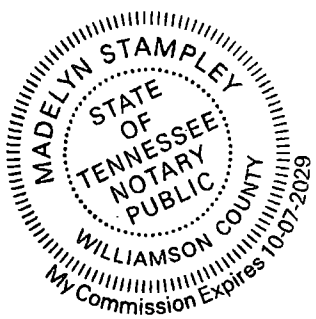
Manolo Lem, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Lisa A. Lem and Manolo Lem, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, February 11, 2026.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 7, 2029