Karen Johnson Davidson County
Batch# 1384066 DEEDQC
02/23/2026 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260223-0014132

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CAB 2025 Revocable Trust, dated August 14, 2025	**CAB 2025 Revocable Trust, dated August 14, 2025**	105-09-0-242.00
(NAME) **1014 Bate Avenue**	(NAME) **10475 SW Lands End Place**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Palm City, FL 34990**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

Christopher A. Bumstead, Trustee of CAB 2025 Revocable Trust, dated August 14, 2025

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

CAB 2025 Revocable Trust, dated August 14, 2025

THEIR HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of W.S Criddles Subdivision of Lot No. 1 W L B Lawrence Plan of record in Plat Book 57, Page 84, 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 Christopher A. Bumstead, Trustee of the CAB 2025 Revocable Trust, dated August 14, 2025 by Warranty Deed from Chase E. Wilson, unmarried, and Stephanie L. Wilson, married, as joint tenants with rights of survivorship, dated January 15, 2026 and filed for record on January 16, 2026 at Instrument #20260116-0004182, Register of Deeds Office for Davidson County, Tennessee.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 1014 Bate Avenue Nashville, TN 37204.

Witness our hands this the 23 day of February, 2025.

CAB 2025 Revocable Trust, dated August 14, 2025

_____, Authorized Agent

Joshua Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Hunter, in his capacity as Authorized Agent of M Squared, LLC, a Tennessee Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that he executed the within instrument for the purposes therein contained in said capacity.

Witness my hand and official seal, this the 23 day of February, 2026.

_____
Notary Public
My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 23, 2026**.

Date

Alli P

Affiant Signature

2/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County