This Instrument Prepared By:

Name: CECIL B. FUTCH
Address: 704 CLOVERBROOK CT.
BRENTWOOD, TN 37027

After Recording Return To:

Name: CECIL B. FUTCH
Address: 704 CLOVERBROOK CT.
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch # 1384088 DEEDQC
02/23/2026 11:21:09 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260223-0014163

Space above this line for recorder's use only

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that CECIL BRANNEN FUTCH (Grantor(s) name), on 2-19-26 for and in consideration of the sum ($ 0.00) does hereby bargain, sell, release, remise, quitclaim and convey unto CBF II LIVING TRUST (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in DAVIDSON County, Tennessee, to-wit:

NW COR DICKERSON PK. & RICHARDSON AV

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☒Yes ☐No
Instrument Type: QUITCLAIM DEED
Office Where Recorded: DAVIDSON COUNTY
Book and Page Number: 20171213-0127085

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 2-19-26

Grantor's Signature
CECIL BRANNEN FUTCH
Grantor's Name
704 CLOVERBROOK T.
Street Address
BRENTWOOD, TN 37027
City, State & ZIP

Grantor's Signature
Grantor's Name
Street Address
City, State & ZIP

eSign

In Witness Whereof,

Meganl Spilka
Witness's Signature
Megan L. Spilka
Witness's Name
3030 Patton Branch Rd.
Street Address
Goodlettsville, TN 37072
City, State & ZIP

Witness's Signature
James Dunn
Witness's Name
370 Allgrin Court
Street Address
Murfreesboro TN, 37128
City, State & ZIP

STATE OF Tenn.
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cecil Branko Futch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose contained therein.

Witness my hand and seal this 2/19/2026 (mm/dd/yyyy)

KELLIE KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Notary Public
My Commission Expires: 9-5-2028

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

KELLIE KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Affiant/Grantee's Signature
Cecil Branko Futch
Affiant/Grantee's Name

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 19 day of February, 2026

Notary Public
My Commission Expires: 9-5-2028

eSign

The following information is not a part of this Deed:

Property Address: 1200 DICKERSON PK.
NASHVILLE TN 37209

Owner's Name: CECIL B. FUTCH

Owner's Address: 704 CLOVERBROOK CT.
BRENTWOOD, TN 37027

Parcel Number: 071 8 4 03 6 9 00

Mail Tax Bills to: CECIL B. FUTCH
704 CLOVERBROOK CT.
BRENTWOOD, TN. 37027

Land in Davidson County, Tennessee, described as follows:

LOT 1: Being Lot No. 1 on the unrecorded Map of the Hill Heirs' Property on Dickerson Pike, described according to a survey by T. R. Sanford, dated August 3, 1962, as follows:

Said Lot No. 1 fronts 40 feet on the westerly side of North First Street or Dickerson Pike, as widened, and runs back between parallel lines, along the northerly margin of Richardson Street 149.5 feet to the easterly margin of an alley.

LOT 2: Land in the 12th, formerly 17th, being Lot No. 2 on the unrecorded Map of the Hill Heirs property on the Dickerson Pike, and described according to a survey made by Z. J. Wilkinson, Surveyor, August 29, 1941, as follows: Beginning at a point on the westerly margin of the Dickerson Pike, as widened, 40 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of said Dickerson Pike northerly 34 feet to an iron pin; thence westerly and parallel with Richardson Street 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southerly 34 feet to a stake 40 feet northerly from the northerly margin of Richardson Street; thence easterly and parallel with Richardson Street 143.5 feet to the beginning.

LOT 3: Land in the 12th, formerly 17th Civil District, being Lot No. 3 on the unrecorded Map of the Hill Heirs Property on Dickerson Road, described according to a survey made by Z. J. Wilkinson, Surveyor, August 29, 1941, as follows: Beginning at a point on the westerly margin of Dickerson Pike, as widened 74 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of said Dickerson Pike, northwardly 39 feet to an iron pin, thence westwardly and parallel with Richardson Street 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southwardly 39 feet to a stake 74 feet northerly from the northerly margin of Richardson Street; thence eastwardly and parallel with Richardson Street 143.5 feet to the beginning.

BEING THE SAME PROPERTIES CONVEYED TO CECIL B. FUTCH BY QUITCLAIM DEED 20041026-0128605 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1
, Affiant
Subscribed and sworn before me this the
13th Day of Dec, 2019.
S. Chandler, Deputy Register