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
Batch # 1384088
02/23/2026 11:21:09 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260223-0014165

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 2-19-25 for and in consideration of the sum ($ 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:

LOT 153 GRANDVIEW HGTS

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☐Yes ☐No
Instrument Type: WARRANTY DEED
Office Where Recorded: DAVIDSON COUNTY
Book and Page Number: [redacted]
20010816-0089671

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 CT.
Street Address
BRENTWOOD TN. 37027
City, State & ZIP

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

eSign

In Witness Whereof,

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 Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared CECIL BRANDEN FITCH 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 BRANDEN FITCH
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: 2400 WINFORD AVE.
NASHVILLE, TN 37211

Owner's Name: CECIL B. FUTCH

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

Parcel Number: 118-B P. 98

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