Karen Johnson Davidson County
Batch# 1384719 DEEDQC
02/23/2026 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260223-0014345

PREPARED BY:

Cameron G. Waltman, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 23, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Sullivan Lafrinere Family Trust
4707 Idaho Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
103 03 0 170.01

QUITCLAIM DEED

Stephanie Adele Sullivan and Taylor Anthony Lafrinere (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Sullivan Lafrinere Family Trust**, dated February 23, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 23, 2026.**

Stephanie Adele Sullivan

Taylor Anthony Lafrinere

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Stephanie Adele Sullivan and Taylor Anthony Lafrinere**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 23, 2026.

Notary Public

My Commission Expires: _____

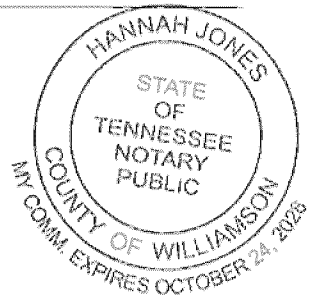


EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 608 of Block No. 30, as shown on the map entitled Charlotte Park Company's First Addition, of record in Plan Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Adele Sullivan and Taylor Anthony Lafrinere from Andrew Sartoris and Stacy Sartoris, by deed of record in Instrument No. 20230530-0040516, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4707 Idaho Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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.

Affiant Signature

2/23/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
February 23, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028