Karen Johnson Davidson County
Batch# 1385122 DEEDQC
02/25/2026 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0014831

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Dale Sain

AFFIANT

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

Subscribed and sworn to before me on this day, February 24, 2026.

Notary Public

My Commission Expires: _____

New Owner Address:
Sain Family Trust
6008 Cargile Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116 13 0 057.00

QUITCLAIM DEED

Dale Leighton Sain ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Sain Family Trust**, dated February 24, 2026 ("Grantee"), a Tennessee Investment Services 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 24, 2026**.

Dale Leighton Sain

Dale Leighton Sain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, February 24, 2026.

Hannah Jones

Notary Public

My Commission Expires: _____

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

EXHIBIT A

Being Lot No. 41 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said County.

Said Lot No. 41 fronts 141 feet on the northerly side of Cargile Road and extends back between lines, 177. 5 feet on the easterly line and 125 feet on the westerly line to a dead line in the rear on which it measures 150.7 feet, said dead line being a broken line.

Being the same property conveyed to Nancy Ann Sain from William R. Hooe, Jr. and wife, Barbara L. Hooe, by deed of record in Book 4872, Page 650, Register's Office for Davidson County, Tennessee. The said Nancy Ann Sain having subsequently died on December 5, 2025, and title vested to Dale Leighton Sain by intestate succession as further described in those certain Affidavits of Heirship recorded in Instrument No. 20260224-0014749 and Instrument No. 20260224-0014750 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 6008 Cargile Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, 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 24, 2026.

Affiant Signature

2/24/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 24, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

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