Karen Johnson Davidson County
Batch# 1386659 DEEDQC
02/27/2026 04:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260227-0015847

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Beignet Trust **1803 Writers Circle** **Brentwood, TN 37027**	**159-06-B-045.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GUY BRITTON MIOTON, JR. and JANISE S. MIOTON, HUSBAND AND WIFE** ("Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **BEIGNET TRUST U/T/A DATED FEBRUARY 23, 2026** ("Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat, Voce, Phase 2B, Major Subdivision of record in Plat at Instrument No. 20160808-0082374, 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 GUY BRITTON MIOTON, JR. and JANISE S. MIOTON, by deed from EQUITY TRUST COMPANY CUSTODIAN FBO CAROLINE JENKINS IRA 100% undivided interest, of record in Instrument No. 20190225-0016661, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1803 Writers Circle, Brentwood, Davidson County, Tennessee 37027.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 23rd day of February, 2026.

GRANTORS:

GUY BRITTON MIOTON, JR.

JANISE S. MIOTON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **GUY BRITTON MIOTON, JR. and JANISE S. MIOTON, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of February, 2026.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NSH 3428168.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 of document).

Affiant Signature

2-27-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of February, 2026.

Notary's Signature

My Commission Expires: 11-2-26

