Karen Johnson
Batch # 1387501
03/03/2026 09:08:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260303-0016453

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Alex N. Belcher, a/k/a Alex Nelson Belcher, and wife, Kathleen Z. Bergman, a/k/a Kathleen Zane Bergman, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Alex N. Belcher, and Kathleen Z. Bergman, or their Successor(s), as Trustees of the Alex Belcher & Kathleen Bergman Family Living Trust 2026, dated February 25th, 2026 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Brentwood, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section Two, Fredericksburg, R20 Residential P.U.D. of record in Plat Book 7900 Page 640, 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 Alex Nelson Belcher and Kathleen Zane Bergman, husband and wife, from Andrew Tharp and Kathryn Tharp, husband and wife, by Warranty Deed on July 8, 2022, and recorded on July 12, 2022, Instrument No. 20220712-0080224, Register's Office, Davidson County, Tennessee.

This is improved property, known as 805 Manassas Court, Brentwood, TN 37027.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 25th day of February, 2026.

Grantors:

Alex N. ~~Belcher, a/k/a~~ Alex Nelson Belcher

Kathleen Z. Bergman a/k/a Kathleen Zane Bergman

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Alex N. Belcher and Kathleen Z. Bergman, as Trustees of the Alex Belcher & Kathleen Bergman Family Living Trust 2026, 805 Manassas Court, Brentwood, TN 37027	Alex N. Belcher and Kathleen Z. Bergman, as Trustees of the Alex Belcher & Kathleen Bergman Family Living Trust 2026, 805 Manassas Court, Brentwood, TN 37027	**171-03-0A-066-00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alex N. Belcher and Kathleen Z. Bergman to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of February, 2026.

Notary Public

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Alex N. Belcher and Kathleen Z. Bergman, as Trustees of the Alex Belcher & Kathleen Bergman Family Living Trust 2026, dated February 25th, 2026.
Address: 805 Manassas Court, Brentwood, TN 37027.

Grantee:

X
Alex N. Belcher, as Trustee of the Alex Belcher & Kathleen Bergman Family Living Trust 2026, dated February 25th, 2026.

X
Kathleen Z. Bergman, as Trustee of the Alex Belcher & Kathleen Bergman Family Living Trust 2026, dated February 25th, 2026.

Subscribed and sworn to before me this 25th day of February, 2026.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028