This Instrument Prepared by and After Recording Return to:

Reid D. Evensky, Attorney
Reid D. Evensky, P.C.
850 Ridge Lake Blvd., Suite 200
Memphis, Tennessee 38120

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration or value for this transfer is $0.00.

Natalie M. Roberts
Affiant

Subscribed and sworn to before me this the 1st day of February, 2026.

Notary Public

REID D. EVENSKY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-5-2027

Karen Johnson Davidson County
Batch # 1387551 DEEDQC
03/03/2026 10:10:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260303-0016561

QUIT CLAIM DEED
(Walnut Drive Property)

KNOW ALL MEN BY THESE PRESENTS, that **MARTIN L. BLAKELY AND LAURA JOHNETTA BLAKELY, husband and wife as joint tenants,** collectively party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and sufficient consideration, does hereby bargain, sell, remise, release, quit claim and convey all their interest unto **MARTIN L. BLAKELY AND LAURA JOHNETTA BLAKELY, Co-Trustees of THE 7880 TENNESSEE COMMUNITY PROPERTY TRUST DATED FEBRUARY 1, 2026,** party of the Second Part, the following described real estate located in Davidson County, State of Tennessee, to-wit:

See Attached Legal Description

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantors in and to said property to **THE 7880 TENNESSEE COMMUNITY PROPERTY TRUST** dated the 1st day of February, 2026. The trust is a community property trust established pursuant to the laws of the State of Tennessee. The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, T.C.A § 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractor or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the property of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause contained in any lien affecting the real property.

This is a transfer to a community property living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under T.C.A § 67-4-409(a)(3)(F).

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTIES BEING CONVEYED HEREIN. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM THE INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN TESTIMONY WHEREOF we have executed this instrument as of the 1st day of February, 2026.

MARTIN L. BLAKELY

LAURA JOHNETTA BLAKELY

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MARTIN L. BLAKELY**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal at office as of this 1st day of February, 2026.

Notary Public

REID D. EVENSKY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-5-2027

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LAURA JOHNETTA BLAKELY**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notarial Seal at office as of this 1st day of February, 2026.

Notary Public

REID D. EVENSKY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-5-2027

FOR REGISTER'S USE ONLY

Addresses of property:
308 Walnut Drive
Nashville, Tennessee 37205

Tax Parcel I.D. Number: 116-07-0-088.00

Owner and Mail Tax Bills to:
The 7880 Tennessee Community Property Trust
308 Walnut Drive
Nashville, Tennessee 37205

Legal Description

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Walnut Grove Subdivision as of record in Plat Book 974, Page 2, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John A. McPherson and wife, Chris A. McPherson by Warranty Deed from Jay Grinney and wife, Ellen H. Grinney, recorded on the 4th day of August, 2004 in Instrument No. 20040804-0093630, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Party of the First Part by Warranty Deed of record in Instrument Number 20180702-0063740, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.