Karen Johnson Davidson County
Batch# 1388024 DEEDQC
03/04/2026 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260304-0017224

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant KATHERINE LYNN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY Sworn to and subscribed before me this 2nd day of March, 2026. Notary Public My Commission Expires 04/22/2026 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of March, 2026, among:

MARGARET W. LINVILLE, UNMARRIED,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARGARET LINVILLE LIVING TRUST DATED MARCH 2, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF WALNUT GROVE AS OF RECORD IN BOOK 2133, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Margaret W. Linville, unmarried by Warranty Deed from Bill W. Guinn and wife, Margaret S. Guinn dated April 1, 2009, and recorded April 2, 2009, at Instrument No. 20090402-0029913, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 2207 June Drive, Nashville, TN 37214.

THIS DEED has been prepared solely upon information furnished by **Margaret W. Linville.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Margaret W. Linville

MARGARET W. LINVILLE

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Margaret W. Linville**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2026.

Katie Vaughn, Notary Public
My Commission Expires: 04/22/2026

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Margaret Linville Living Trust dated March 2, 2026
2207 June Drive
Nashville, TN 37214

Responsible Party For Taxes:

Margaret Linville Living Trust dated March 2, 2026
2207 June Drive
Nashville, TN 37214

Tax Map and Parcel: 95 2 122

Certificate of Authenticity

I, Trent Linville, 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 March 2, 2026.

Date

T T Linville

Affiant Signature

3/2/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY