Karen Johnson Davidson County
Batch# 1389089 DEEDQC
03/05/2026 02:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260305-0017828

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this the 12th day of February, 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Tax Map & Parcel No.:
Gary Fielder Inheritance Trust c/o Brenda Fielder, Trustee P.O. Box 120794 Nashville, TN 37212	-SAME-	105 10 0A 408.00 CO

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Brenda Fielder and Joel Troxler, Trustees of the Anita Fielder Family Trust, a testamentary trust established under the Last Will and Testament of Anita Fielder dated December 14, 1999 (the "Family Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto Brenda Fielder, Trustee of the Gary Fielder Inheritance Trust, an irrevocable trust established under the Anita Fielder Family Trust, her successors in trust and assigns, with full power to convey or mortgage without the consent of any beneficiary, all right, title and

interest of the Family Trust in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 13th day of February, 2026.

Brenda Fielder, Trustee of the
Anita Fielder Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Fielder, Trustee of the Anita Fielder Family Trust, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Joel Troxler, Trustee of the
Anita Fielder Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Troxler, Trustee of the Anita Fielder Family Trust, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-9 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and amended in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and amended in Book 11680, page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brenda Fielder and Joel Troxler, Trustees of the Anita Fielder Family Trust, a testamentary trust established under the Last Will and Testament of Anita Fielder dated December 14, 1999, by deed from Brenda Fielder and Joel Troxler, Executors of the Estate of Anita Fielder, of record as Instrument No. 20260218-0012979, Register's Office for Davidson County, Tennessee.

This is improved property known as 2020 Beech Avenue, #D-9, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 13 2026.

03/05/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

