Karen Johnson Davidson County
Batch # 1389132 DEEDQC
03/05/2026 03:43:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260305-0017887

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
ROBERT R. VAN CLEAVE and LEA WATTS VAN CLEAVE, Co-Trustees 704 Richfield Dr. Nashville, TN 37205	SAME	11504002400

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, ROBERT R. VAN CLEAVE and LEA WATTS VAN CLEAVE, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto ROBERT R. VAN CLEAVE and LEA WATTS VAN CLEAVE, CO-TRUSTEES OF THE VAN CLEAVE TENNESSEE COMMUNITY PROPERTY TRUST dated March 5, 2026, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 5 day of March, 2026.

ROBERT R. VAN CLEAVE

Lea Watts Van Cleave

LEA WATTS VAN CLEAVE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared ROBERT R. VAN CLEAVE and LEA WATTS VAN CLEAVE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 5th day of March, 2026.

Rhonda Fuller

NOTARY PUBLIC

My Commission Expires:
5/8/29

RHONDA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 150 on the plan of Brook Meade Section 5 of record in Book 2133, page 102, Register's Office for said County.

Said Lot no. 150 fronts 101 feet on the easterly margin of Richfield Drive and extends back 448.0 feet on the northerly line and 280.0 feet on the southerly line to a dead line in the rear, measuring 233.0 feet thereon.

Being the same property conveyed to Robert R. Van Cleave and Lea Watts Van Cleave, a married couple, by deed of record in Book 8577, page 381, R.O.D.C.

Said improved property is known as 704 Richfield Dr., Nashville, TN 37205.