This instrument prepared by:

Dale Bohannon, Atty.
115 South Dixie Avenue
Cookeville, TN 38501

Parcel ID 04301015300,

Karen Johnson
Batch # 1389267
03/06/2026 09:43:03 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260306-0018039

QUITCLAIM DEED

This instrument made and entered into on this, the 2nd day of March 2026, by and between RYAN MALCHOW (a/k/a RYAN JUSTIN MALCHOW), Grantor, and RYAN JUSTIN MALCHOW, Trustee of the RYAN JUSTIN MALCHOW REVOCABLE TRUST dated September 9, 2025, Grantee,

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee all of his right, title and interest in the following described real estate, to wit:

Situated, lying and being in Davidson County, Tennessee, and described as follows:

Being Lot No. 6 on the Plan of Oakwood Subdivision, of record in Plat Book 5210, Page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 5612, Page 255, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 5210, Page 149, said Register's Office.

This is Improved (X) property, known as 1201 Sylvia Drive, Madison, TN 37115.

Being the same property as that conveyed to Ryan Malchow by Warranty Deed from Albert Taylor and wife, Joanne Taylor, dated February 24, 2014, and recorded as Instrument 20140228-0017530 in the Register's Office of Davidson County, Tennessee.

The description is the same as the previous deed. This property has not been surveyed for the purpose of this conveyance.

The preparer of this instrument makes no representations as to the condition of the title to the above-described property.

Send tax notices to New Owner:

RYAN JUSTIN MALCHOW, Trustee
6839 MARTIN RD.
BAXTER TN 38544

IN TESTIMONY WHEREOF, the Grantor has hereunto set his signature, this the 2nd day of March 2026.

Ryan J Malchow
RYAN MALCHOW (a/k/a RYAN JUSTIN MALCHOW)

STATE OF TENNESSEE, COUNTY OF PUTNAM

On the 2nd day of March 2026 before me personally appeared RYAN MALCHOW (a/k/a RYAN JUSTIN MALCHOW) , 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.

Alina Deason
Notary Public

ALINA D DEASON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My commission expires: 07-06-27

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration for this transfer is $__0__, [exempt under T.C.A. 67-4-409(a)(4)].

Ryan J Malchow
Affiant

Subscribed and sworn to before me this 2nd day of March 2026.

Alina Deason
Notary Public/Register

ALINA D DEASON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My commission expires: 07-06-27