Karen Johnson Davidson County
Batch# 1389314 DEEDQC
03/06/2026 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018093

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Francis J. Nash and Jennifer B. Nash, Co-Trustees Nash Community Property Trust 5825 Petersburg Lane Brentwood, TN 37027	Same	171-08-0C-007.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANCIS J. NASH and JENNIFER B. NASH (collectively, the "Grantor"), hereby quitclaim and convey to FRANCIS J. NASH and JENNIFER B. NASH, as Co-Trustees of the NASH COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Being Lot No. 7 on the Plan of Williamsburg at Brentwood, Section Two, as of record in Plat Book 9700, Page 692, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Francis J. Nash and wife, Jennifer B. Nash, from Randall Phillips Homes, LLC, by Warranty Deed dated September 17, 1999, of record in Book 11677, Page 364, and recorded on September 27, 1999, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 5825 Petersburg Lane, Brentwood, TN 37027.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6th day of March, 2026.

FRANCIS J. NASH

JENNIFER B. NASH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, FRANCIS J. NASH and JENNIFER B. NASH, 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, at office, as of this 6 day of March, 2026.

Notary Public
My Commission Expires: 01-24-2029

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 6 day of March, 2026.

Notary Public
My Commission Expires: 01-24-2029

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2029

48660175.1

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 3/6/2026 (date of document).

Affiant Signature

03/06/2026

Date

State of Tennessee

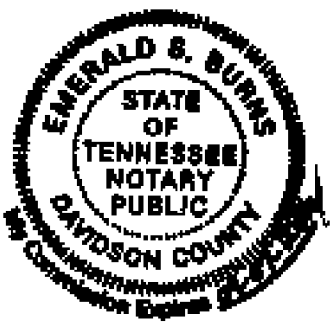
County of Davidson

Sworn to and subscribed before me this 06 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



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