Karen Johnson Davidson County
Batch# 1390250 DEEDQC
03/09/2026 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260309-0018380

This Instrument prepared by and after recording return to:

Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Elizabeth C. Walker Trust 717 Harpeth Trace Drive Nashville, TN 37221	**143-02-0-C-030.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH CHAPRON WALKER** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **ELIZABETH C. WALKER TRUST U/T/A DATED MARCH 3, 2026** (hereinafter "Grantee"), all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of Harpeth Knoll, a Planned Unit Development, as of record in Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to ELIZABETH CHAPRON WALKER, unmarried, by deed from ELAINE S. TAUBIN and MARY B. CORNELIUS, married to each other, of record in Instrument No. 20180530-0051502 in the Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 764, said Register's Office, shows an Owner's Certificate, and is subject to all matters set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6380, Page 201, Register's Office for Davidson County, Tennessee. (3) Deeds of Conveyances for water and sewage services of record in Book 7121, Page 291, Register's Office for Davidson County, Tennessee. (4) Conveyance of common area to Harpeth Knoll Homeowners' Association, of record in Book 6353, Page 228, Register's Office for Davidson County, Tennessee. (5) Grant of Pad Mounted Transformer Easement to the Electric Power Board of the Metropolitan Government of record in Book 7456, Page 719, Register's

Office for Davidson County, Tennessee. (6) Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Homeowners' Association, of record in Book 6280, Page 478 and as amended in Instrument No. 20070405-0041277, Register's Office for Davidson County, Tennessee. (7) By-Laws of Harpeth Knoll Homeowners' Association, Inc. of record in Book 6280, Page 486, and as amended in Instrument No. 20170421-0039040, Register's Office for Davidson County, Tennessee. (8) Charter of Harpeth Knoll Homeowners' Association, Inc., of record in Book 6272, Page 636 and as amended in Book 8176, Page 699, Register's Office for Davidson County, Tennessee.

This is improved property known as 717 Harpeth Trace Drive, Nashville, Davidson County, Tennessee 37221.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include- the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 3rd day of March, 2026.

GRANTOR:

ELIZABETH CHAPRON WALKER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **ELIZABETH CHAPRON WALKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of March, 2026.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 3rd day of March, 2026.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

NSH 3635265.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 3, 2026 (date of document).

Affiant Signature

3-5-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Notary's Signature

My Commission Expires: 11-2-26

