This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Suite 200
Mount Juliet, TN 37122
615-263-0950

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1390546 DEEDQC
03/10/2026 08:22:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260310-0018747

Address New Owner As Follows	Send Tax Bills To:	Map Parcel No.
Ralph M. Sturges, III 2707 Lincoya Drive Nashville, Tennessee 37214	SAME	084 12 0 096.00

TRUSTEE'S DEED

IN CONSIDERATION of Zero Dollars ($0.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, **Ralph M. Sturges, III, Trustee of the Ralph M. Sturges, Jr. Irrevocable Trust dated February 2, 2021,** (the "Grantor"), do hereby sell, transfer, convey, and forever quitclaim unto Ralph M. Sturges, III, Sonya Cesnik, and Tonita S. Fulks (herein the "Grantees"), any and all of my right, title, and interest in and to the following tract(s) or parcel(s) of land, situated, and lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 64 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

LOT 64 fronts 160 feet on the southwesterly margin of Lincoya Drive and extends back between lines 262.7 feet on the southeasterly line and 250.8 feet on the northwesterly line to a rear line measuring 160.4 feet.

BEING the same property conveyed to Ralph M. Sturges, III, Trustee of the Ralph M. Sturges, Jr. Irrevocable Trust dated February 2, 2021, by Ralph M. Sturges, Jr., by Instrument No. 20210205-0016989, Register's Office for Davidson County, Tennessee.

This improved property known as 2707 Lincoya Drive, Nashville, N 37214.

GRANTEES herein assume and agree to pay all taxes assessed against said real estate for the year 2026.

GRANTOR AND GRANTEES acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies) acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to

carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

WITNESS MY HAND as of this 6th day of March, 2026.

Ralph M. Sturges, III, Trustee

Ralph M. Sturges, III, Trustee of the Ralph M. Sturges, Jr. Irrevocable Trust dated February 2, 2021

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this this 6th day of March, 2026, before me personally appeared, Ralph M. Sturges, III, Trustee of the Ralph M. Sturges, Jr. Irrevocable Trust, dated February 2, 2021, to me known to be the person described in and who executed the foregoing instrument, with the requisite authority as Trustee thereof, and acknowledged that such person executed the same as such person's free act and deed for the purposes contained herein.

Witness my hand, at office, this 6th day of March, 2026.

Taylor Abernathy

Taylor Abernathy, Notary Public
My commission expires: 10/28/2028

TAYLOR MARIE ABERNATHY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Lily Bloodworth
Affiant

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

Taylor Abernathy

Taylor Abernathy, Notary Public
My commission expires: 10/28/2028

