Karen Johnson Davidson County
Batch# 1391508 DEEDQC
03/11/2026 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260311-0019406

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-25-4525

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WILLIAM L. HOLLABAUGH and KATHERINE A. HOLLABAUGH, as co-trustees of THE HOLLABAUGH FAMILY LIVING TRUST, U/A dated October 14, 2025	**William L. Hollabaugh and Katherine A. Hollabaugh**	
(NAME) **4525 Michigan Ave,**	(NAME) **971 N Clay Avenue**	**091-08-0B-013.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Kirkwood, MO 63122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM L HOLLABAUGH AND KATHERINE HOLLABAUGH,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILLIAM L. HOLLABAUGH AND KATHERINE A. HOLLABAUGH, AS CO-TRUSTEES OF THE HOLLABAUGH FAMILY LIVING TRUST, U/A DATED OCTOBER 14, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Townhouse Unit M, Phase 7 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567 and as further by Supplement and Amendment No. 6 of record in Instrument No. 20130701-0067775, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to William L. Hollabaugh, and unmarried Man, and Katherine Carr, an Unmarried Woman, from Andrew G. Rice, Married by Warranty Deed of Record in Instrument Number 20210210-0018974 in the Registers Office for Davidson County, Tennessee.

The said William L. Hollabaugh and Katherine Carr having since Married. Katherine Carr is now known as Katherine Hollabaugh.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4525 Michigan Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 5th day of March, 2026.

William L Hollabaugh

Katherine Hollabaugh

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM L HOLLABAUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 5th day of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

SUSAN BUCKLEY SCHOEN
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 16268070
My Commission Expires 07-25-2028

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE HOLLABAUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 5th day of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

SUSAN BUCKLEY SCHOEN
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 16268070
My Commission Expires 07-25-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **3/5/2026 and 3/10/2026** (date of document).

Affiant Signature

Date **3/10/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **10** day of **March**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027