Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1391661
03/12/2026 08:44:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260312-0019601

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, Nathanael P. Hooge, a/k/a Nathanael Philip Hooge, and wife, Elizabeth N. Hooge, f/k/a Elizabeth Noreen O'Driscoll, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto Nathanael P. Hooge and Elizabeth N. Hooge, or their Successor(s), as Trustee(s) of the Hooge Family Living Trust dated March 6th, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Final Plat, Thornton Grove PUD, Phase 3B, of record in Instrument No. 20221207-0127610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Nathanael Philip Hooge and Elizabeth Noreen O'Driscoll, husband and wife, from NVR, Inc., a Virginia corporation T/A Ryan Homes, by Warranty Deed on May 14th, 2024, and recorded on May 14, 2024, Instrument No. 20240514-0035660, Register's Office, Davidson County, Tennessee.

This is improved property, known as 3100 Sapgate Lane, Nashville, TN 37207.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 6th day of March, 2026.

Grantors:

X _____
Nathanael P. Hooge, a/k/a Nathanael Philip Hooge

X _____
Elizabeth N. Hooge, f/k/a Elizabeth Noreen O'Driscoll

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Nathanael P. Hooge and Elizabeth N. Hooge, as Trustees of the Hooge Family Living Trust, 3100 Sapgate Lane, Nashville, TN 37207	Nathanael P. Hooge and Elizabeth N. Hooge, as Trustees of the Hooge Family Living Trust, 3100 Sapgate Lane, Nashville, TN 37207	**050020E17800CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nathanael P. Hooge and Elizabeth N. Hooge to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of March, 2026.

Notary Public

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, 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.

Person or Agency responsible for payment of taxes:
Name: Nathanael P. Hooge and Elizabeth N. Hooge, as Trustees of the Hooge Family Living Trust dated March 6th, 2026.
Address: 3100 Sapgate Lane, Nashville, TN 37207.

Grantee:

Nathanael P. Hooge, as Trustee of the Hooge Family Living Trust dated March 6th, 2026.

Elizabeth N. Hooge, as Trustee of the Hooge Family Living Trust dated March 6th, 2026.

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

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028