This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Philip R. Stuart and Eve R. Stuart
617Cherry Glen Circle
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1391688 DEEDQC
03/12/2026 09:29:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019642

Map & Parcel No: 104-06-0L-002-00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Philip R. Stuart and Eve R. Stuart, husband and wife** (hereinafter individually or collectively referred to as "Grantor") by these presents do transfer, convey and quitclaim unto **Eve R. Stuart, Trustees of The Stuart Tennessee Community Property Trust Dated October 6, 2025** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, all of Grantor's interest in certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantor in order to convey the Grantor's individual interest in the Real Estate to the Grantor's Trust, for the purpose of holding title to the Real Estate.

This deed has been executed pursuant, to a Power of Attorney which is recorded as Instrument number 20260310-0018858, Registers Office for Davidson County, TN

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR RECORDING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND THAT PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES.

THE PARTIES FURTHER ACKNOWLEDGE THAT PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF TITLE, OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9 day of March, 2026.

Philip R. Stuart by Eve R. Stuart his attorney in fact
Philip R. Stuart by Eve R. Stuart his attorney in Fact

Eve R. Stuart
Eve R. Stuart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Eve R. Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Philip R. Stuart, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Philip R. Stuart for the purpose therein contained, by signing the name of Philip R. Stuart by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of March, 2026.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/19/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of March, 2026, before me personally appeared Eve R. Stuart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of March, 2026.

Notary Signature
My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Eve R. Stuart
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of March, 2026.

Notary Signature
My commission expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 on the Plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, Page 536, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference. Master Deed was amended in Book 6442, Page 49, said Register's Office.

BEING the same property conveyed to Philip R. Stuart and Eve R. Stuart, husband and wife by Quitclaim Deed dated July 28, 2020, of record as Instrument No. 20200729-0083332, Register's Office for Davidson County, Tennessee

This Real Estate is more commonly known as 3210 Orleans Drive, APT 2, Nashville, TN 37212.