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
617 Cherry Glen Circle
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map & Parcel No: 131-06-0E-218-00-CO

Karen Johnson Davidson County
Batch # 1391688 DEEDQC
03/12/2026 09:29:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019644

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 Evelyn 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, Trustee 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

Evelyn R. Stuart
Evelyn 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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 218, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738, and Third Amendment of record in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of recorded in Book 6666, Page 806, and as amended in Book 6911, Page 831, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Burton Hills, Village of Boxmere, Phase 1, Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Philip R. Stuart and Evelyn R. Stuart, husband and wife, by Warranty Deed dated January 22, 2009 form Ronald James Koppert and Anna M. Zdon Koppert of record in Instrument No 20090123-0005824 in the Register's Office for Davidson County, Tennessee.

This Real Estate is more commonly known as 218 Boxmere Place, Nashville, TN 37215.