Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

Address New Owner(s)
Matthew & Lilian Pringle
Trustees of The Pringle Family Trust dt 3/31/25
4804 Hall Court, Nashville, TN 37211

Send Tax Bills To:
Matthew & Lilian Pringle
Trustees of The Pringle Family Trust dt 3/31/25
4804 Hall Court, Nashville, TN 37211

Karen Johnson
Batch # 1391689
03/12/2026 09:30:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260312-0019645

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Matthew James Pringle and Lilian Lambert Pringle, husband and wife**, residing at 4804 Hall Court, Nashville, TN 37211 (hereinafter "Grantors") hereby quitclaim and convey unto **Matthew James Pringle and Lilian Lambert Pringle as Trustees of The Pringle Family Trust dated March 31, 2025, and any amendments thereto,** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 4804 Hall Court, Nashville, TN 37211

Map, Group & Parcel: 147 01 0 033.00 (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantors own the said parcel as tenants by the entirety and they are hereby transferring it to themselves as co-trustees of their revocable family trust. The Grantors direct that T.C.A. § 35-15-510 shall apply to the property and the proceeds therefrom, and they shall have the same immunity from the claims of each Grantor's separate creditors as would exist if the Grantors had continued to hold the said property or its proceeds as tenants by the entirety. The Grantors certify that they are the permissible current beneficiaries of the trust while living.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 31st day of March, 2025.**

Matthew James Pringle

Lilian Lambert Pringle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 31st day of March, 2025**, before me, the undersigned, personally appeared **Matthew James Pringle and Lilian Lambert Pringle**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Matthew James Pringle

Subscribed and sworn to before me, **this 31st day of March, 2025**.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Section Six, Caldwell Hall of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 445 fronts 55.98 feet on the Easterly side of Hall Court and extends back 105.85 feet on the Northerly line and 265.9 feet on the Southwesterly line to a dead line in the rear, which is a broken line, measuring 287.25 feet thereon.

Being the same property conveyed to Matthew James Pringle and Lilian Lambert Pringle, Husband and Wife by Warranty Deed dated June 14, 2019 from Opendoor Property D, LLC, a Delaware limited liability company, which is made of record as Instrument No. 20190722-0071360 Register's Office for Davidson County, Tennessee.