Karen Johnson
Batch # 1391743
03/12/2026 12:04:03 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260312-0019710

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Evan Holladay and Jimed Lamata 857 Lakemont Drive Nashville, TN 37220	Evan Holladay and Jimed Lamata 857 Lakemont Drive Nashville, TN 37220	160-09-0-013.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Evan Holladay and Jimed Lamata**, as Grantors, by these presents do hereby quitclaim and convey unto **The EJH Community Property Trust, U/A Dtd. the 11th day of March, 2026**, as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 857 Lakemont Drive, Nashville, Tennessee, 37220.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 11th day of March 2026.

Evan Holladay, as Trustee of
The EJH Community Property Trust

Jined Lamata, as Trustee of
The EJH Community Property Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alison Altshuler, a Notary Public in and for said County, **Evan Holladay and Jined Lamata**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2026.

Notary Public

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1-22-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Evan Holladay, as Trustee of
The EJH Community Property Trust

Jined Lamata, as Trustee of
The EJH Community Property Trust

Subscribed and sworn to before me, this 11th day of March, 2026.

Notary Public

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1-22-2029

EXHIBIT "A"

Land in Davidson County, State of Tennessee, being described as following, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Oak Hill Estates, Section Two of record in Plat Book 4460, Page (s) 36 through 38, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evan Holladay and Jined Lamata, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Autumn Andrady, of record in Instrument No. 20210510-0062788, recorded in the Register's Office for Davidson County, Tennessee, dated April 28, 2021, and recorded on May 10, 2021.

The foregoing description was taken from the prior deed of record. *See* T.C.A. § 66-24-121.