Karen Johnson Davidson County
Batch# 1392283 DEEDQC
03/12/2026 12:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260312-0019713

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Kathryn A. Stix, Affiant

Subscribed and sworn to before me this
23rd day of January 2026.

Notary Public
My Commission Expires: 11.08.2027

ERIKA SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Kathryn A. Stix, Trustee 4923 Trousdale Drive Nashville, TN 37220	Same	146-08-0-112.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kathryn A. Stix**, a single woman, the "**Grantor**", does hereby convey and quitclaim unto **Kathryn A. Stix, Trustee of the Kathryn A. Stix Revocable Trust dated January 23, 2026**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 23rd day of January 2026.

Kathryn A. Stix

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Erika Scruggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Kathryn A. Stix, the within named bargainor, 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 within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of January 2026.

Notary Public

ERIKA SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11.8.2027

My Commission Expires: 11.08.2027

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 254 on the Plan of Section Three, Crieve Hall Estates, of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn A. Stix by Quitclaim Deed from Katie A. Stix and Seth W. Evans, husband and wife, of record in Instrument No. 20221025-0115553, dated October 17, 2022, Register's Office for Davidson County, Tennessee. The said Kathryn A. Stix having been legally divorced pursuant to Case No. 21D-1525, in the Third Circuit Court for Davidson County, Tennessee.

The above-described property is improved property known as 4923 Trousdale Drive, Nashville, TN 37220.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Ally M. Hicks**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 23 2026. (date of document).

Affiant Signature

March 12, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 12th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

