Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rebecca Elizabeth Keegan VanDiver and Bryce Joseph VanDiver, Co-Trustees 3808 Whitland Avenue Nashville, TN 37205	**104 09 0 171.00**	**SAME**

Karen Johnson
Batch # 1392515
03/13/2026 09:16:48 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260313-0020010

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Rebecca VanDiver and Bryce VanDiver, wife and husband, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Rebecca Elizabeth Keegan VanDiver and Bryce Joseph VanDiver, Co-Trustees of the VanDiver Family Revocable Trust dated March 9, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3808 Whitland Avenue, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 9th day of March, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 9th day of March, 2026.

REBECCA VANDIVER

BRYCE VANDIVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca VanDiver and Bryce VanDiver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of March, 2026.

Notary Public

My Commission Expires:
06/23/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the easterly ten (10) feet of Lot No. 13 and the westerly sixty (60) feet of Lot No. 14 , in Block D, as shown on the map entitled Plan of Whitland Realty Company's Subdivision, of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of said lots front together with seventy (70) feet on the northwesterly side of Whitland Avenue (formerly Bowling Avenue) and extends back between parallel lines two hundred (200) feet to a dead line on which it measures seventy (70) feet.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

BEING the same property conveyed to Rebecca VanDiver and Bryce VanDiver, wife and husband (as tenants by the entirety) from Elisabeth Rose James, an unmarried woman, by warranty deed filed for record on July 12, 2024, Instrument Number 20240712-0052468, as of record in the Register's Office for Davidson County, Tennessee.