Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Timothy James Gmeiner, Trustee **3024 Brightwood Ave.** **Nashville, TN 37212**	**117 08 0 055.00**	**SAME**
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, **Tim Gmeiner** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Timothy James Gmeiner, Trustee of the Timothy James Gmeiner Revocable Trust dated March 10, 2026** (the "Grantee"), Grantee's successors and assigns, all of Grantor's 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 **3024 Brightwood Ave., Nashville, TN 37212.**

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

Karen Johnson Davidson County
Batch # 1393041 DEEDQC
03/16/2026 08:38:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260316-0020362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 10th day of March, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantor and Grantee 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.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 10th day of March, 2026.

TIM GMEINER

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 **Tim Gmeiner**, 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 10th day of March, 2026.

Notary Public

My Commission Expires:
06/20/2027

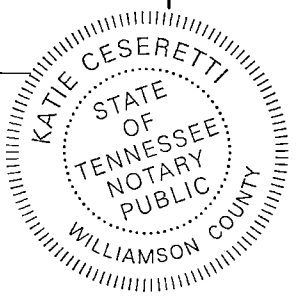


EXHIBIT A

(Legal Description of the Property)

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Being part of Lot No. 22 on the Map of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, page 182, Register's Office for said County, which said lot together twith other lots is further shown as being a part of Lots 25, 26, and 27 in the Resubdivision of Lots 11, 12, 13, 14 and 15 of Belmont Terrace Annex No. 1, as of record in Book 547, page 99, said Register's Office, both hereinafter described as being part of Lot No. 22 on the Map of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, page 182, said Register's Office, according to a survey made by Wm. Collier Parrish Associates, dated April 19, 1962, as follows:

Said Part of said lot fronts 45 feet on the southeasterly side of Brightwood Avenue, and runs back between parallel lines, along the southwesterly margin of Gale Avenue, 145 feet to a dead line.

BEING the same property inherited by Tim Gmeiner pursuant to that certain Affidavit of Inheritance filed for record on June 22, 2022, Instrument Number 20220622-0070744, as of record in the Register's Office for Davidson County, Tennessee.