Karen Johnson Davidson County
Batch # 1393973 DEEDQC
03/17/2026 01:27:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260317-0021286

Prepared by and Recording Requested by:
Gaines & Associates PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Map & Parcel #: 117 15 0 076.00

SPECIAL TRUSTEE DEED

Owner & Property Address:
PATRICK HAROLD HAZELIP and
JEFFREY ALAN HAZELIP
1608 Observatory Court
Nashville, TN 37215

Mail Tax Statement to:
Mr. Patrick Hazelip and
Mr. Jeffrey Hazelip
1608 Observatory Court
Nashville, TN 37215

We, PATRICK HAROLD HAZELIP and JEFFREY ALAN HAZELIP, Administrative Trustees of the H. HAROLD HAZELIP REVOCABLE LIVING TRUST, dated September 13, 1994, and as Trustees of the H. HAROLD HAZELIP MARITAL TRUST, dated September 21, 2022, under the H. HAROLD HAZELIP REVOCABLE LIVING TRUST, dated September 13, 1994, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey their One-Half (1/2) of grantors' right, title, and interest in and to the below-described property to:

PATRICK HAROLD HAZELIP

and the remaining One-Half (1/2) interest to

JEFFREY ALAN HAZELIP

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot Number 4 on the Plan of Resubdivision of Lots 1 and 3 of Addition to Green Hills, of Record in Plat Book 7900 at Page 941, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to H. HAROLD HAZELIP and HELEN R. HAZELIP, Trustees of the H. HAROLD HAZELIP REVOCABLE LIVING TRUST, dated September 13, 1994 by Warranty Deed of Record as Instrument Number 20070806-0093085 in the Register's Office of Davidson County, Tennessee. The said H. HAROLD HAZELIP died on September 21, 2022. The H. HAROLD HAZELIP MARITAL TRUST, dated September 21, 2022 was the sole beneficiary of said property upon his death. The said HELEN R. HAZELIP died on January 28, 2026, and titled having vested in PATRICK HAROLD HAZELIP and JEFFREY ALAN HAZELIP as successor Trustees and the sole remainder beneficiaries of the trust. The purpose of this conveyance is to implement the distribution of the real property to the residuary beneficiaries of the trust.

This conveyance is made subject to Subdivision Restrictions, Easements of record in said Register's Office in Davidson County, Tennessee.

SAID GRANTEE TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer from the trustee of a revocable living trust to implement the distribution of the real property to a trust beneficiary or beneficiaries. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(viii).

IN TESTIMONY WHEREOF, this instrument has been executed this 10TH day of MARCH, 2026, by the undersigned.

Patrick Harold Hazelip

PATRICK HAROLD HAZELIP, Trustee of the
H. HAROLD HAZELIP REVOCABLE LIVING TRUST and
Trustee of the H. HAROLD HAZELIP MARITAL TRUST

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared PATRICK HAROLD HAZELIP, Trustee of the H. HAROLD HAZELIP REVOCABLE LIVING TRUST, dated September 13, 1994 and of the H. HAROLD HAZELIP MARITAL TRUST, dated September 21, 2022, under the H. HAROLD HAZELIP REVOCABLE LIVING TRUST to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 10th day of March, 2026.

SABINA SHAHROKHIZADEH CONNOR
Notary Public, State of Texas
Comm. Expires 06-05-2029
Notary ID 131157406

NOTARY PUBLIC

Sabina Connor

My Commission Expires: 06/05/2029

IN TESTIMONY WHEREOF, this instrument has been executed this ___ day of _____, 2026, by the undersigned.

JEFFREY ALAN HAZELIP, Trustee of the
H. HAROLD HAZELIP REVOCABLE LIVING TRUST and
Trustee of the H. HAROLD HAZELIP MARITAL TRUST

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JEFFREY ALAN HAZELIP, Trustee of the H. HAROLD HAZELIP REVOCABLE LIVING TRUST, dated September 13, 1994 and of the H. HAROLD HAZELIP MARITAL TRUST, dated September 21, 2022, under the H. HAROLD HAZELIP REVOCABLE LIVING TRUST to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of March, 2026.

Mary Webb Nolan
NOTARY PUBLIC

MARY WEBB NOLAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 6/20/2028

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409 (a)(1)(C)(viii).