THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Elmlinger Law Office
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS: $0.00

Roger Dale Bynum
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF March, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/6/2026

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Roger Dale Bynum
Revocable Trust
1006 Fairwin Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
72-9-380

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Roger D. Bynum, do hereby remise, release and quitclaim unto Roger Dale Bynum, Trustee, and his successors in trust, of The Roger Dale Bynum Revocable Trust, its successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 65, on the plan of Eskridge's Subdivision of part of the W.B. Franklin Property, as of record in Book 547, page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot fronts 60 feet on the southerly side of Fairwin Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Roger D. Bynum, by Quitclaim Deed from Barbara Ella Daley, dated September 4, 2001, and of record in Instrument No. 20011002-0106368, Register's Office for Davidson County, Tennessee.

This is improved property known as 1006 Fairwin Avenue, Nashville, TN 37216.

WITNESS our hands this 12 day of March, 2026.

Roger D. Bynum

Karen Johnson Davidson County
Batch # 1394085 DEEDQC
03/18/2026 08:37:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260318-0021429

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Roger D. Bynum, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 12 day of March, 2026.

Notary Public

My Commission Expires: 5/6/2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.