Karen Johnson Davidson County
Batch# 1394211 DEEDQC
03/18/2026 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260318-0021576

PREPARED BY:

Tommy Kinney, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Francis H. Young
AFFIANT

Subscribed and sworn to before me on this 16 day, March, 2026.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21

New Owner Address:
Young Family Trust
1485 Clairmont Place
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 12 0 133.00

QUITCLAIM DEED

Francis Howard Young and spouse, Suzanne Naff Young (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Young Family Trust**, dated March 16, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 10 Block B on the plan of Galecrest, Section No. 2, of record in Book 843, page 30, Register's Office for said County.

SAID Lot No. 10 fronts 75 feet on the southerly margin of an unnamed street, now known as Clairmont Place and extends back 184.2 feet on the easterly line and 182.3 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Francis Howard Young and spouse, Suzanne Naff Young from Frances H. Dillon, a single person by deed of record in Book 9507, Page 299, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1485 Clairmont Place, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 March 16, 2026.

Affiant Signature

March 16, 2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
March 16, 2026

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2026

WITNESS my hand on this day, **March 16, 2026**.

Francis Howard Young

Suzanne Naff Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Francis Howard Young and Suzanne Naff Young**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 16, 2026.

Notary Public

My Commission Expires: _____

