Karen Johnson Davidson County
Batch# 1394221 DEEDQC
03/18/2026 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260318-0021590

PREPARED BY:

Cameron G. Waltman, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 18, 2026.

Notary Public

My Commission Expires:

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 7, 2028

New Owner Address:
Franconia Notch Trust
4529 Shys Hill Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 11 0 004.00

QUITCLAIM DEED

Aaron Benjamin Pomerance Fields (f/k/a Aaron Benjamin Pomerance) and Iris Virginia Pomerance Fields (f/k/a Iris Virginia Fields Levine), husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Franconia Notch Trust**, dated March 18, 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.>

WITNESS my hand on this day, **March 18, 2026**.

Aaron Benjamin Pomerance Fields (f/k/a Aaron Benjamin Pomerance)

Iris Virginia Pomerance Fields (f/k/a Iris Virginia Fields Levine)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Aaron Benjamin Pomerance Fields and Iris Virginia Pomerance Fields**, 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 18, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 254.58 feet on the broken Southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the Northwesterly line and 157.00 feet on the Southeasterly line to a dead line in the rear, measuring 205.0 feet.

Being the same property conveyed to Aaron Benjamin Pomerance and Iris Virginia Fields Levine, husband and wife, from Jason R. Begue and Pamela Begue, husband and wife, by deed of record in Instrument No. 20250509-0036754, 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 4529 Shys Hill Road, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, 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 18, 2026.

Cameron Waltman
Affiant Signature

3/18/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
March 18, 2026.

Hannah Jones
Notary Public

My Commission Expires

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2029