RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1394285 DEEDQC
03/18/2026 02:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260318-0021683

2512692

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Patrick Phelps, et al
2109 10th Avenue South
Nashville, TN 37204

MAIL TAX STATEMENT TO:
Patrick Phelps, et al
2109 10th Avenue South
Nashville, TN 37204

MAP PARCEL NUMBERS:
Map/Parcel:
105-13-0-158.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Patrick Phelps, also known as Patrick W. Phelps and Sarah Denton Phelps, also known as Sarah D. Phelps, husband and wife by these presents do hereby quitclaim and convey unto the said Patrick Phelps and Sarah Denton Phelps, Trustees of the Phelps Revocable Living Trust Agreement, dated October 28, 2022, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to Trust.

This is unimproved ( ) property known as 2109 10th Avenue South, Nashville, TN 37204
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patrick Phelps a/k/a
Patrick W. Phelps

Sarah Denton Phelps a/k/a
Sarah D. Phelps

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, I. Scruggs, a Notary Public in and for said County and State, Patrick Phelps a/k/a Patrick W. Phelps and Sarah Denton Phelps a/k/a Sarah D. Phelps the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 13th day of March, A.D., 2026

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 11/08/2028

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the 13 day of March, 2026.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 11/08/2028

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTH 20.0 FEET OF LOT NO. 10 AND THE SOUTH 30.0 FEET OF LOT NO. 11 ON THE PLAN OF MCALISTER PROPERTY AND BEING A SUBDIVISION OF PART OF LOT NO. 3 ON THE PLAN OF W.L.B. LAWRENCE LAND OF RECORD IN PLAT BOOK 421, PAGE 10 AND BOOK 21, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NO. 10 AND 11 FRONT TOGETHER 50.0 FEET ON THE WESTERLY SIDE OF 10TH AVENUE, SOUTH, FORMERLY POMEROY AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, 188.0 FEET TO AN ALLEY.

Being the same property conveyed to Patrick W. Phelps and Sarah D. Phelps, husband and wife by Deed from Porter Family Limited Partnership, a Tennessee Partnership of record as Document No. 20251015-0082197, said Register's Office.

Tennessee Certification of Electronic Document

I, Samantha Burgess, do hereby make oath that I am a licensed attorney and/or 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 3/13/26 (date of document).

Samantha Burgess
Affiant Signature

3/17/26
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 17 day of March, 2026, by Samantha Burgess, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2543965
My Comm. Expires Jan 29, 2030

Signature