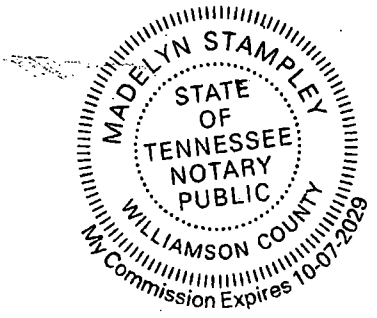
Karen Johnson Davidson County
Batch # 1395544 DEEDQC
03/20/2026 03:35:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022513

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775



STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 12th day of March 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
The John R. Dreyer Revocable Trust The Ann L. Dreyer Revocable Trust 2400 Eastland Avenue Nashville, Tennessee 37206	The John R. Dreyer Revocable Trust The Ann L. Dreyer Revocable Trust 2400 Eastland Avenue Nashville, Tennessee 37206	083-07-0-311.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Dreyer and Ann Dreyer, husband and wife, do hereby quitclaim, transfer and convey 50% interest unto John R. Dreyer and Anne L. Dreyer, as Trustees of The John R. Dreyer Revocable Trust dated April 18, 2002 and 50% interest unto Ann L. Dreyer and John R. Dreyer, as Trustees of The Ann L. Dreyer Revocable Trust dated April 18, 2002, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows in "Exhibit A."

Being the same property conveyed to, John Dreyer and Ann Dreyer, husband and wife, from Colin Schiller and Sherein Reddin, husband and wife, by Warranty Deed, dated January 12, 2023 and recorded on January 13, 2023, as Document No. 20230113-0002979, Register's Office for Davidson County, Tennessee.

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

Property Address: 2400 Eastland Avenue, Nashville, Tennessee 37206

Witness my hand this 12th day of March, 2026.

John Dreyer, Grantor

Ann Dreyer, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, John Dreyer and Ann Dreyer, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 12, 2026

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

Madelyn Stampley, Notary Public
My commission expires: October 7, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Eastland Acres, Section 1, of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, described as follows:

Beginning at a point on the South margin of Eastland Avenue, at the common corner of Lots 14 and 15; thence with the line between said lots, southerly 123.1 feet to a point, a corner of Lot 13; thence with the line between Lots 13 and 14, Westerly 133 feet to the easterly margin of Newhall Drive; thence with the margin of said Drive northerly 97.8 feet to the beginning of a curve; thence along said curve, northeasterly 39.3 feet to the southerly margin of Eastland Avenue; thence with the margin of the same easterly 108 feet to the beginning.