THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 17th day of February, 2026.

Notary Public
My Commission Expires: 3.9.2027

ERICA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1397349 DEEDQC
03/25/2026 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260325-0023650

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Magnolia Roots Living Trust **800 Setliff Place** **Nashville, Tennessee 372-6**	**Magnolia Roots Living Trust** **800 Setliff Place** **Nashville, Tennessee 37206**	**MAP 83-6** **PARCEL 58**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eric Stars and Sydney Evans Stars, formerly known as Sydney R. Evans, a married couple,** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Magnolia Roots Living Trust dated February 17, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 39 and all of Lot 40 on the Plan of Roy F. William's Subdivision of the Hunter Tract, as of record in Plat Book 547, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Eric Stars, unmarried and Sydney R. Evans, unmarried, by Warranty Deed from Tisha L. Morris, unmarried of record at Instrument number 20060920-0116702 , in the Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 20, 2006 .

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **800 Setliff Place, Nashville, Tennessee 37206** .

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 17th day of February 2026.

GRANTORS:

Eric Stars

Sydney Evans Stars

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of February 2026, before me personally appeared Eric Stars and Sydney Evans Stars to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 17th day of February 2026.

Notary Public
My commission expires: 3-9-2027
(SEAL)

ERICA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Rolston 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 February 17, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 17th day of February 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of February, 2026.

Notary Public
My commission expires: 3.9.2027

(SEAL)

ERICA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY