This Instrument prepared by:
Darleen Loch
Legacy Legal Services
410 S. University Avenue
Provo, UT 84601

Karen Johnson Davidson County
Batch # 1397444 DEEDQC
03/25/2026 12:31 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260325-0023774

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 11th day of FEBRUARY, 2026, by the Grantor,
Christopher Aaron McNinch, as his sole and separate property and William McNinch, a married man, as joint tenants with right of survivorship.
2709 Emery Drive, Nashville, TN, 37214
of Davidson County

to the Grantee,
CHRISTOPHER AARON MCNINCH, Trustee, or his successors in Trust, under The PMB Associates Revocable Living Trust, dated 2/5/26, and any amendments thereto.
2709 Emery Drive, Nashville, TN, 37214

WITNESSETH, That the said Grantor, for $10.00 (Ten dollars) the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

See attached EXHIBIT A

Commonly known as: 2709 Emery Drive, Nashville, TN, 37214
Parcel Identification: 096-09-0-065.00

Source of title: Being that same Quitclaim Deed recorded on 2/11/26, in the records of the Clerk of the Courts of Davidson County, Tennessee. 20250904-0070520

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Christopher Aaron McNinch
Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 11th day of February, 2026, before me, Clint Brumit, personally appeared Christopher Aaron McNinch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Oct. 26, 2027

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

William McNinch

William McNinch
Grantor

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY

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 Los Angeles)

On this 13th day of February, 2026, before me, Jennifer Michelle McDonald, Notary Public personally appeared William McNinch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JMcDonald
Signature

Jennifer Michelle McDonald
Print name

Notary Public
Title

2435077
Notary certification number

My commission expires: Jan. 24, 2027

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th (Date) day of February (Month), 2024 (Year), by

(1) William McNinch

(and (2) ——————),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JENNIFER MICHELLE MCDONALD
Notary Public - California
San Bernardino County
Commission # 2435677
My Comm. Expires Jan 24, 2027

Place Notary Seal and/or Stamp Above

Signature JMcDonald
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Christopher Aaron McNinch, Affiant 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Subscribed and sworn before me this the 11th day of February, 2026.

Notary Public
My commission expires: 10/26/27

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Oct. 26, 2027

The following information is not a part of this Deed

Property Address:
2709 Emery Drive, Nashville, TN 37214

Owner's Name and Address:
Christopher Aaron McNinch
2709 Emery Drive
Nashville, TN 37214

Parcel Number: 096-09-0-065.00

Mail Tax Bills to:
Christopher Aaron McNinch
2709 Emery Drive
Nashville, TN 37214

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Meadowview Acres as shown on plat of record in Book 2133, page 50, Register's office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said lot fronts 75 feet on the southerly side of Emery Drive and runs back between lines, 230. 7 feet on the easterly line between lot Nos. 13 and 14; and 187.6 feet on the westerly line between lot Nos. 13 and 12 to a deadline in the rear on which it measures 108 feet thereon.

Being the same property conveyed to Sam T. Deason, Jr., and wife, Mary E. Deason by Warranty Deed from Merlin Ross Hunt and wife, Eva M. Hunt, dated 08/17/1970, of record in Book 4440, Page 986, Register's Office for Davidson County, Tennessee.