Karen Johnson Davidson County
Batch# 1400083 DEEDQC
04/01/2026 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0025793

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Randy S. Fagin and Heather A. Fagin, Co-Trustees 3823 Whitland Avenue Nashville, TN 37205	Same	103 16 0 102.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, RANDY S. FAGIN and HEATHER A. FAGIN, by these presents do hereby quitclaim and convey unto RANDY SCOTT FAGIN and HEATHER ANN FAGIN, CO-TRUSTEES OF THE FAGIN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and 5, Block "E", on the Plan of The Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, 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. 4 fronts 70 feet on the Southerly side of Bowling, now Whitland Avenue, and extends back between parallel lines 200 feet to the Northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: Beginning at the southeast comer of Bowling, now Whitland Avenue, and Bossley Avenue, being the Northwest comer of said Lot No. 5 thence with the Southerly margin of Whitland Avenue Easterly 70 feet to the corner of Lots Nos. 4 and 5; thence Southerly with the line between said Lots Nos. 4 and 5 200 feet to the Northerly line of Lot No. 6; thence with said line Westerly 132 feet to the Easterly margin of Bosley Avenue; thence with the Easterly margin of said Bosley Avenue, Northerly 210 feet to the beginning.

Being the same property conveyed by deed of record as Instrument #20160429-0042219, Register's Office for Davidson County, Tennessee.

This is property known as 3823 Whitland Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 12 day of DECEMBER, 2025.

RANDY S. FAGIN

HEATHER A. FAGIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Randy S. Fagin and Heather A. Fagin, the within named bargainors, 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 and official seal this 12th day of December, 2025.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 12th day of December, 2025.

Notary Public

My Commission Expires:
5/9/26

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

48601209.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 DEc 12, 2025 (date of document).

Affiant Signature

04/01/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of April, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

