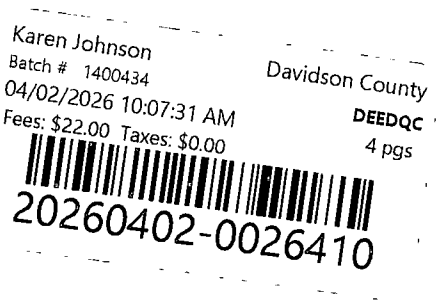


Prepared By:
WOMBLE BOND DICKINSON (US) LLP
1222 Demonbreun Street, Suite 1201
Nashville, TN 37203
(629) 312-1843

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Tammy Matthews Fessler 1025 A Battery Lane Nashville, TN 37220	Tammy Matthews Fessler 1025 A Battery Lane Nashville, TN 37220	131 12 4B 001.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, the receipt of which is hereby acknowledged, **Francis Fessler**, hereinafter called the GRANTOR, has quitclaimed, bargained and sold, and by these presents does hereby quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **Tammy Matthews Fessler,** a Tennessee resident, the GRANTEE herein, her heirs, successors and assigns.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property commonly known as 1025 A Battery Lane, Nashville, Davidson County, Tennessee 37220.

Witness the execution of this Quitclaim Deed by the undersigned as of this the 30th day of March, 2026.

(Signature on Following Page)

GRANTOR:

Francis Fessler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Francis Fessler, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2026.

Notary Public

My Commission Expires:

03-09-2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 30th day of March, 2026.

Notary Public

My Commission Expires: 03-09-2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of HOMES AT BATTERY COVE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160804-0080828, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Tammy Matthews (also known as Tammy Matthews Fessler) and Francis Fessler, wife and husband, by Deed dated February 12, 2021, of record as Instrument No.: 20210224-0023059, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1025 A Battery Lane, Nashville, Davidson County, Tennessee 37220.