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 31st day of March, 2026.

Notary Public
My Commission Expires: 1/23/30

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1403391 DEEDQC
04/08/2026 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260408-0028417

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
JEFF LIVING TRUST **1709 EASTSIDE AVE.** **NASVHILLE, TN 37206**	**JEFF LIVING TRUST** **1709 EASTSIDE AVE.** **NASHVILLE, TN 37206**	**094-02-0-061.00**

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, **Kristin R. Saunders (formerly Kristin R. Golebiowski) and David M. Saunders,** Wife and Husband, ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Jeff Living Trust, dated March 31, 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 Lot No. 125 on the Plan of United electric Railway Subdivision of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kristin R Golebiowski and David M Saunders, wife and husband by Warranty Deed from Carol Bowers, unmarried, dated September 18, 2013 and recorded September 19, 2013 at Instrument number 20130919-0099022, in the Register's Office for Davidson County, Tennessee.

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: **1709 Eastside Avenue, Nashville, TN 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 31st day of March, 2026.

GRANTORS:

Kristin R. Saunders

David M. Saunders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2026, before me personally appeared Kristin R. Saunders and David M. Saunders, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 31st day of March, 2026.

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1/22/30
(SEAL)

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 March 31, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 31st day of March 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March 2026.

Notary Public
My commission expires: 1/22/30

(SEAL)

CARLY GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY