Karen Johnson Davidson County
Batch# 1403538 DEEDQC
04/08/2026 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260408-0028603

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 2nd day of April, 2026.

Notary Public
My Commission Expires: 1/7/30

CARLY GRESHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Blue & Black Living Trust **2309 Demarius Drive** **Nashville, TN 37216**	**Blue & Black Living Trust** **2309 Demarius Drive** **Nashville, TN 37216**	**073-05-0-135.00**

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, **Daniel J. Foster and John Stephen Bregger, Jr., a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Blue & Black Living Trust dated April 2, 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. 34 on the Plan of Riverwood Heights Subdivision, of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the northerly margin of Demarius Drive and extends back between parallel lines 150 feet to a deadline.

BEING the same property conveyed to Daniel J. Foster and John Stephen Bregger, Jr., both unmarried, as joint tenants with right of survivorship by Warranty Deed from Justin A. Brown, a married man, dated May 14, 2021 and recorded May 18, 2021 at Instrument number 20210518-0066701, 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: **2309 Demarius Drive, Nashville, TN 32716.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 2nd day of April, 2026.

GRANTORS:

Daniel J. Foster

John Stephen Bregger, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of April, 2026, before me personally appeared Daniel J. Foster and John Stephen Bregger, Jr., to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 2nd day of April, 2026.

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

CARLY GRESHAM
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 April 2, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 2nd day of April, 2026.

Ryan Rolston, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 2nd day of April, 2026.

Notary Public
My commission expires: 1/22/30

(SEAL)

