This Instrument prepared by Daryl A. Colson, Attorney at Law
808 North Church Street, Livingston, Tennessee 38570
931-823-6841 or fax 931-823-6771

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Steven Gee
1487B Woodmont Blvd
Nashville, TN 37215

Map-Parcel Numbers 117-12-00
Map 002.00-CO

NOTICE

THIS IS NOT A TITLE OPINION AND NO WARRANTY OF TITLE IS MADE BY THE DRAFTER OF THIS DEED TO ANY PERSON. A SEPARATE TITLE OPINION IS NECESSARY TO DETERMINE THE STATUS OF THE TITLE.

I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, whichever amount is equal to or greater than the amount which the property transferred would command at a fair Voluntary Sale.

Affiant

Sworn to and subscribed to before me on this the 13 **day of** April, **2026.**

My Commission Expires: 11/08/2028

MICHAEL MIGLIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

This Indenture made and entered into on this the 9 day of April, A.D. 2026, by and between **KENNETH GRUBBS, JR. and husband STEVEN GEE**, Grantors, Parties of the First Part; and **KENNETH GRUBBS, JR. and STEVEN GEE, as trustees of the Kenneth H. Grubbs, Jr. and Steven M. Gee Revocable Living Trust dated January 14, 2026**, Grantees, Parties of the Second Part.

WITNESSETH:

The Grantor, for and in consideration of the sum of One ($1.00) Dollar cash in hand paid, the Parties of the First Part convey and quitclaim unto the Parties of the Second Part, all their right, title and interest in and to the following described real estate, to-wit:

Being located in Davidson County, Tennessee and being more particularly described as follows:

Karen Johnson Davidson County
Batch # 1404772 DEEDQC
04/13/2026 10:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029857

Certain Townhomes located in Davidson County, Tennessee, described as Unit No. 2 of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium apartments, recorded in Instrument No. 20150526-0048171 and amended in Instrument No. 20151009-0103197, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium Apartments contained in the Declaration of Covenants, Conditions and Restrictions appended thereto and recorded in Instrument No. 20150526-0048171' Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Weekley Homes, LLC, a Delaware limited liability company by Warranty deed from George P. Deckard, Executor of the Estate of the James Wallace Deckard of record in Instrument No. 20150102-0000091 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 02, 2015 and Affidavit of Scrivener' s Error recorded on February 03, 2015, in Instrument No. 20150203-0010026, Register's Office for Davidson County, Tennessee. and

Being a portion of the same property conveyed to Weekley Homes, LLC, a Delaware limited liability company by Quitclaim deed from Weekley Homes, LLC, a Delaware limited liability company of record in Instrument No. 20150324-0025103 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on March 24, 2015.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Williamson (sis) County, Tennessee, to which reference is hereby made.

This is improved property known as: 1487B Woodmont Blvd. Nashville Tennessee 37215

The previous and last conveyance being a Special Warranty deed from Weekley Homes, LLC, a Delaware Limited Liability Company to Kenneth Grubbs, Jr. and Steven Gee, a married couple, recorded in Record Book 20161101, Page 0115352, in the Register's Office of Davidson County, Tennessee.

The above description of said property is the same description from previous deed. No alteration or changes have occurred in said description.

The parties hereto realize that the above description was a description provided by the seller either within their previous and last deed or by statements of the seller or by other documents provided unto the drafter of this deed. The parties agree that this shall not be deemed a title opinion or title search and no warranties or representations are being made about the status of the title to the above described property or about the accuracy of the above description pertaining to said property. The parties hereto stipulate and agree that the status of the title can only be

ascertained by full and proper title search performed on said property and furthermore that the accuracy of the above description of said property can only be ascertained after a proper survey performed by a licensed surveyor in this State. By signing and accepting this deed the parties hereby stipulate and agree that they understand that this is not a title opinion nor a statement or representation concerning the accuracy of the description contained above pertaining to this property.

In testimony whereof, the Parties of the First Part has hereunto set their signatures, this the day and date first above written.

Grantors, Parties of the First Part:

KENNETH GRUBBS, JR.

STEVEN GEE

STATE OF FL
COUNTY OF Collier

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, the within named Bargainor, **KENNETH GRUBBS, JR.**, Party of the First Part, with whom I am personally acquainted, and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and Official Seal this the 9th day of April, 2026.

Notary Public

My Commission Expires: _____

JULIE RYON
MY COMMISSION # HH 404709
EXPIRES: September 27, 2027

STATE OF FL
COUNTY OF Collier

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, the within named Bargainor, **STEVEN GEE**, Party of the First Part, with whom I am personally acquainted, and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and Official Seal this the 9th day of April, 2026.

Notary Public

My Commission Expires: _____

JULIE RYON
MY COMMISSION # HH 404709
EXPIRES: September 27, 2027