Karen Johnson Davidson County
Batch# 1404898 DEEDQC
04/13/2026 04:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260413-0030028

Property Owner and mail tax bills to

Donald B. Lynn and Vanessa A. Lynn, as Co-Trustees of the Donald B. Lynn Trust created under the Donald B. Lynn Trust Agreement dated March 26, 2026
1207 Glenwood Avenue
Nichols Hills, OK 73116

Vanessa A. Lynn and Donald B. Lynn, as Co-Trustees of the Vanessa A. Lynn Trust created under the Vanessa A. Lynn Trust Agreement dated March 26, 2026
1207 Glenwood Avenue
Nichols Hills, OK 73116

Property address:
3603 Richland Avenue
Nashville, TN 37205

Map: 104-09-0
Parcel: 136.00

Prepared by/Return to:
Dawn M. Rahme, Esq.
Phillips Murrah P.C.
424 N.W. 10th Street, Suite 300
Oklahoma City, OK 73103

QUIT CLAIM DEED

THIS INDENTURE is made this 26th day of March, 2026, between Donald B. Lynn and wife Vanessa A. Lynn (collectively, "Grantor"), and Donald B. Lynn and Vanessa A. Lynn, as Co-Trustees of the Donald B. Lynn Trust created under the Donald B. Lynn Trust Agreement dated March 26, 2026 and Vanessa A. Lynn and Donald B. Lynn, as Co-Trustees of the Vanessa A. Lynn Trust created under the Vanessa A. Lynn Trust Agreement dated March 26, 2026 (collectively "Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to Grantor in hand paid, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell, and convey all of Grantor's right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described property, situate in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the Westerly 50 feet of the Northerly 124.5 feet of a Lot No. 50 of Block 5 Division "A" on Richland Realty Company's plan of lots. Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the block subdivided into small lots.
>
> According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 50 fronts 50 feet on the Southerly side of Richland Avenue and turns back between parallel lines parallel with and 50 feet West of the Westerly margin of Bowling Avenue 124.5 feet to a dead line.

together with all and singular the hereditaments and appurtenances thereunto belonging.

Being the same property conveyed to Donald B. Lynn and wife Vanessa A. Lynn and Alexandra O. Lynn by deed of record under Instrument Number 20210315-0033761 in the Register's Office of Davidson County, Tennessee and

Being the same property conveyed to Donald B. Lynn and wife Vanessa A. Lynn by deed of record under Instrument Number 20250609-0045196, in the Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the above-described premises unto the said Grantee, Grantee's successors and assigns forever, so that neither Grantor, nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

Transferred for a Consideration of less than $100.00 Exempt Documentary Stamp Tax

[Signatures on following pages]

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand the day and year first above written.

Donald B. Lynn

Vanessa A. Lynn

ACKNOWLEDGEMENT OF GRANTORS

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this 26th day of March, 2026, personally appeared Donald B. Lynn, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

SUZANNE PAUL NOTARY # 15006632 EXP. 07/22/27 PUBLIC STATE OF OKLAHOMA

My Commission Expires:
My Commission Number:

Notary Public

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this 26th day of March, 2026, personally appeared Vanessa A. Lynn, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

SUZANNE PAUL NOTARY # 15006632 EXP. 07/22/27 PUBLIC STATE OF OKLAHOMA

My Commission Expires: 07.22.2027
My Commission Number: 15006632

Notary Public

Tennessee Certification of Electronic Document

I, Vanessa A. Orta, 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 26, 2026.

Vanessa A. Orta
Affiant Signature

4/13/26
Date

State of Oklahoma

County of Oklahoma

Sworn to and subscribed before me this 13th day of April, 2026.

Kaylee Peters
Notary's Signature

MY COMMISSION EXPIRES: 4/15/26

NOTARY'S SEAL

