Karen Johnson Davidson County
Batch# 1405063 DEEDQC
04/14/2026 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030243

QUITCLAIM DEED

STATE OF Texas

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Tracy Sarah Cassidy

Affiant

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Subscribed and sworn to me on 04/14/2026.

By Tracy Sarah Cassidy

Sabriyah Callis
ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2029

NOTARY PUBLIC
Electronically signed and notarized online using the Proof platform.
My Commission Expires: 04/20/2029

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
DUKE HARRIS FIRLUS, TRUSTEE 109 BLUEFIELD SQ NASHVILLE 37214	NEW OWNER	095 08 0 209.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Tracy Sarah Cassidy, Successor Trustee of the Phyllis Ann Firlus Revocable Trust u/a/d July 13, 2012, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Duke Harris Firlus, as Trustee of the Duke Harris Firlus Trust u/a/d July 13, 2012, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Bluefield Square, of record in Book 5200, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phyllis Ann Firlus, Trustee of the Phyllis Ann Firlus Revocable Trust under agreement dated July 13, 2012 by Quitclaim Deed from Phyllis Ann Firlus of record in Instrument No. 20120830-0078454, Register's Office for Davidson County,

Tennessee, recorded August 30, 2012. Phyllis Ann Firlus resigned as trustee 09/12/2023 and appointed Tracy Sarah Cassidy as successor trustee. The said Phyllis Ann Firlus died 09/18/2025.

This is improved property, known as 109 BLUEFIELD SQ NASHVILLE 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 04/14/2026.

Phyllis Ann Firlus Revocable Trust
u/a/d July 13, 2012

Tracy Sarah Cassidy

By: Tracy Sarah Cassidy
Its: Successor Trustee

STATE OF Texas

COUNTY OF Montgomery

On this 04/14/2026, before me, the undersigned Notary Public, personally appeared, Tracy Sarah Cassidy, known to me (or proved to me on the basis of satisfactory evidence), to be the successor trustee of the Phyllis Ann Firlus Revocable Trust u/a/d July 13, 2012, the within named bargainor, and that she as such successor trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Phyllis Ann Firlus Revocable Trust u/a/d July 13, 2012, by herself as such successor trustee.

Witness my hand and official seal on 04/14/2026.

NOTARY PUBLIC STATE OF TEXAS
Sabriyah Callis
ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2029

NOTARY PUBLIC

My Commission Expires: 04/20/2029

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 04/14/2026.

John Cobb Rochford

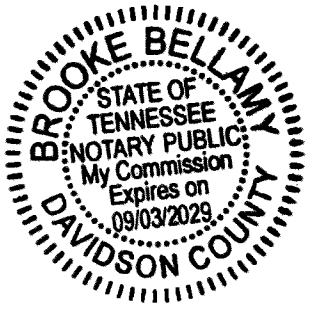
Date: 04/14/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 04/14/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29