PREPARED BY AND RETURN TO:
HUSCH BLACKWELL LLP
Ryan Wautlet ESQ
501 Commerce St #1620
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1406244 DEEDQC
04/16/2026 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260416-0031335

New Owner's Address:	Send Tax Bills To:	Tax Parcel No.:
Britt P. Hunt, Trustee	Britt P. Hunt, Trustee	
4420 Harding Place	4420 Harding Place	130 06 0 048
Nashville, TN 37205	Nashville, TN 37205	

QUITCLAIM DEED

WHEREAS, BRITT PATRICK HUNT owns the hereinafter described parcel of real property located in Davidson County, Tennessee; and

WHEREAS, BRITT PATRICK HUNT wishes to transfer the hereinafter described parcel of real property to the BRITT PATRICK HUNT REVOCABLE TRUST dated December 8, 2025.

NOW THEREFORE, THIS DEED is made and entered into this 15th day of April, 2026, for and in consideration of One Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, BRITT PATRICK HUNT (the "Grantor") does hereby grant, transfer, release, convey, and forever quitclaim to BRITT P. HUNT, Trustee of the BRITT PATRICK HUNT REVOCABLE TRUST dated December 8, 2025 (the "Grantee"), with full power to sell and convey or lease the real estate herein described for such price and on terms as he may see fit, or to mortgage or convey the same to a trustee to secure borrowed money, or to exchange the property herein conveyed for other property or interest in other property, without the beneficiary or beneficiaries joining in such conveyance, and the purchaser or purchasers or the beneficiary or beneficiaries, and lessee or lessees, shall not be required to look to the application of the proceeds of said sale, lease, mortgage or deed of trust, all of his right, title and interest in the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 76 feet of Lot Nos. 1 and 2, and the westerly 100 feet of Lot No. 11, on the Plan of the Subdivision of Block "C", Bellemeade No. 2, as of record in Book 421, Page 58, Register's Office for said County.

Said parts of Lot Nos. 1 and 2 and 11 front together 176 feet on the northerly side of Harding Place, and extend back 299 feet, more or less, on the westerly line and 298 feet, more or less on the easterly line to a dead line, measuring 176 feet thereon.

Commonly known as 4420 Harding Place, Nashville, TN 37205

BEING the same property conveyed to Britt Patrick Hunt by the deed from Wendy Elizabeth Hunt, of record in Document No. 20220812-0091735 Register's Office for Davidson County, Tennessee.

SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT TO all easements, notes and encumbrances of record.

This document, including legal descriptions, was prepared by Husch Blackwell LLP attorneys, solely upon information furnished by the parties or their agents and without title search or examination. The preparer makes no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

IN TESTIMONY WHEREOF, the Grantor has executed and delivered this Deed the day and year first above written.

BRITT PATRICK HUNT

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 15th day of April, 2026, before me, a Notary Public in and for the state and county aforesaid, personally appeared BRITT PATRICK HUNT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public
My commission expires: 1-4-27

RYAN WAUTLET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. JANUARY 4, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $—ZERO—, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me
this 15th day of April, 2026.

Notary Public

My commission expires: 1-4-27

RYAN WAUTLET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. JANUARY 4, 2027

4925-1865-7926.1

Certificate of Authenticity

I, RYAN WAUTLET, 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 15th, 2026.

Date

Affiant Signature

April 15, 2026

Date

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this 15th day of April, 2026.

Notary's Signature

My Commission Expires: 3-9-27

Date

Notary's Seal (if on paper)

MICHELLE R. BELLEVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.