Karen Johnson Davidson County
Batch# 1408293 DEEDQC
04/20/2026 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032063

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way S., Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blair Pierson Durham and Kelley Bean Durham, Co-Trustees 410 Wilsonia Avenue Nashville, TN 37205	Blair Pierson Durham and Kelley Bean Durham, Co-Trustees 410 Wilsonia Avenue Nashville, TN 37205	103 13 0 034.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, BLAIR DURHAM and KELLY DURHAM (collectively, the "Grantor"), hereby quitclaim and convey to BLAIR PIERSON DURHAM and KELLEY BEAN DURHAM, CO-TRUSTEES OF THE BKD COMMUNITY PROPERTY TRUST, theirs successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hillwood Estates, Section Three, as of record in Plat Book 1835, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20171204-0123525, Register's Office for Davidson County, Tennessee.

Being property known as 410 Wilsonia Avenue, Nashville, Tennessee

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17 day of April, 2026.

BLAIR DURHAM

KELLEY DURHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Blair Durham and Kelley Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument, for the purposes therein contained.

WITNESS my hand, at office, as of this 17 day of April, 2026.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17 day of April, 2026.

Notary Public
My Commission Expires: May 8, 2029

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

49450293.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 17, 2026 (date of document).

Affiant Signature

04/20/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of April, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

