Karen Johnson Davidson County
Batch# 1408773 DEEDQC
04/20/2026 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032381

PREPARED BY:

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Lee Ann Thompson
AFFIANT

Subscribed and sworn to before me on this day, April 14, 2026.

Notary Public

My Commission Expires: 2/17/2030

JENNIFER T. ELLIOTT
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2030
COUNTY OF WILLIAMSON

New Owner Address:
Rainy Day Revocable Living Trust
831 Glen Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
105-14-0 036.00

QUITCLAIM DEED

Lee Ann Thompson ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Rainy Day Revocable Living Trust**, dated April 14, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Robert Brent Coleman, Jr.**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 14, 2026.**

Lee Ann Thompson

Robert Brent Coleman, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lee Ann Thompson and Robert Brent Coleman, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person s executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 14, 2026.

Notary Public

My Commission Expires: 2/17/2030

JENNIFER T. ELLIOTT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 17, 2030
COUNTY OF WILLIAMSON

EXHIBIT A

Being Lot No. 95 on the Plan of Waverly Land Company's Property called "Waverly Place" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee Ann Thompson, an unmarried woman, from Katherine I. Zachary, a single woman, by deed of record in Instrument No. 20150604-0052266, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 831 Glen Avenue, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 14, 2026.

Affiant Signature

4-14-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

Notary Public

My Commission Expires: _____