Karen Johnson Davidson County
Batch# 1411052 DEEDQC
04/24/2026 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260424-0034877

PREPARED BY:

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | SOPHIE@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Victoria Holt
AFFIANT

Subscribed and sworn to before me on this day, April 23, 2026.

Hannah Jones
Notary Public

My Commission Expires: October 24, 2028

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

New Owner Address:
Holt Family Trust
4400 Belmont Park Terrace, Unit 259
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 07 0B 259.00

QUITCLAIM DEED

Victoria F. Holt ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Holt Family Trust**, dated April 23, 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.

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 23, 2026.**

Victoria F. Holt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Victoria F. Holt**, 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 executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 23, 2026.

Notary Public

My Commission Expires: _____

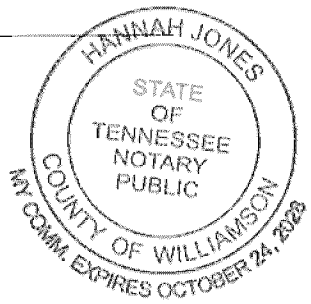


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Arden Place, Section X, as of record in Plat Book 5210, Page 218, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Victoria F. Holt from H. Edmunds White and wife, Carol M. White, by deed of record in Book 6950, Page 240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to: (1) Restrictions of record in Book 4628, page 473; (2) Covenants, Conditions, and Restrictions of record in Book 4754, page 455, supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, and Book 5514, page 636; and (3) All matters appearing on the Plan of record in Plat Book 5210, page 218, said Register's Office.

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

This property is commonly known as 4400 Belmont Park Terrace, Unit 259, Nashville, TN 37215.

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 23, 2026.

Affiant Signature

4-23-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 23, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

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