Karen Johnson Davidson County
Batch# 1411833 DEEDQC
04/27/2026 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260427-0036438

PREPARED BY:

Cameron G. Waltman, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 27, 2026.

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

Notary Public

My Commission Expires:

New Owner Address:
Livingston Davis Family Trust
414 Garfield Street, Unit 6
Nashville, TN 37208

Send Tax Bills To:
Same

Map-Parcel Number:
082 05 0G 006.00

QUITCLAIM DEED

David Herbert Livingston, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Livingston Davis Family Trust**, dated April 27, 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, **Jack Paul Davis**, 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 27, 2026**.

David Herbert Livingston, Jr.

Jack Paul Davis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David Herbert Livingston, Jr. and Jack Paul Davis**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons 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 27, 2026.

Notary Public

My Commission Expires: _____

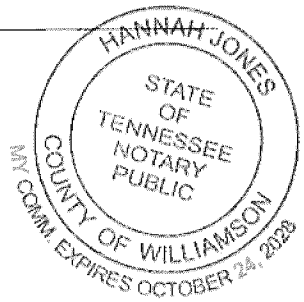


EXHIBIT A

Being Unit No. 6, on the Plan of The Brownstones at 5 & G, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones At 5 & G, a horizontal Property Regime with Private Elements, of record in Instrument No. 20110729-0058214 and amended in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of The Brownstones At 5 & 6, for placement of Units, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of such units.

Being the same property conveyed to David Herbert Livingston, Jr., an unmarried man, from Trust Development, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20121228-0119766, 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 414 Garfield Street, Unit 6, Nashville, TN 37208.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 27, 2026.

Affiant Signature

4/27/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 27, 2026.

Notary Public

My Commission Expires:

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