Karen Johnson Davidson County
Batch# 1412058 DEEDQC
04/28/2026 10:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0036854

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. HALEY B STOKES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-02-2029 Affiant Subscribed and sworn to before me this 23 day of April, 2026. Notary Public My Commission Expires: 07/02/2029 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 23 day of April, 2026, among:

EVELYN M. LASTER, A WIDOW,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SONYA YVETTE LASTER, AN UNMARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot No. 108 on the Plan of Timbertrail, Section 6, of record in Book 6900, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Harry Laster and wife, Everlyn M. Laster by Warranty Deed from Jim Sweeney Construction, Inc., a Tennessee Corporation dated June 30, 1988, and recorded July 8, 1988, in Book 7594, pages 281-283, in the Register's Office for Davidson County, Tennessee. The said Harry Laster having passed away on June 28, 2023, with Evelyn M. Laster receiving his full share. The name of the grantee in said deed was incorrectly spelled as "Everlyn M. Laster." The correct legal name of the grantee is "Evelyn M. Laster," and "Evelyn M. Laster and "Everlyn M. Laster" are one and the same person/entity. This reference is made for the purpose of correcting the chain of title.

This improved property is situated at 1705 Fall Drive, Nashville, Tennessee 37207.

THIS DEED has been prepared solely upon information furnished by **Sonya Yvette Laster, Attorney in Fact for Evelyn M. Laster.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sonya Yvette Laster ATTORNEY IN FACT

EVELYN M. LASTER BY SONYA YVETTE LASTER, ATTORNEY IN FACT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sonya Yvette Laster, Attorney in Fact for Evelyn M. Laster**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of April, 2026.

Haley Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Owner Name & Property Address:

Sonya Yvette Laster
1705 Fall Drive
Nashville, Tennessee 37207

Responsible Party For Taxes:

Sonya Yvette Laster
1705 Fall Drive
Nashville, Tennessee 37207

Tax Map and Parcel: 32 9 25 10D 51719

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/23/2026.

Affiant Signature

04/23/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

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

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY