THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Lynda R. Waller, Trustee 3124 Larkspur Drive Nashville, TN 37027	Lynda R. Waller P.O. Box 90532 Nashville, TN 37209	091 08 0 267.00

Quitclaim Deed to Trustee

Grantor: Lynda R. Waller
Grantee: Lynda R. Waller, Trustee of the Revocable Trust of Lynda R. Waller, dated April 27, 2026

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot "A" of the Subdivision of Lots Nos. 3, 4, 5 and 6, County Lands, of record in Book 161, page 80, Register's Office for said County. Said Lot "A" fronts 19.3 feet on the West side of First Street, and runs back between converging lines 150 feet to a point in the Eastern margin of an alley.

Tract II:
Beginning at a point 300 feet from the Northwest corner of Michigan Avenue and First Street, and running Northwardly 25 feet on the western margin of said First Street; thence at right angles to said First Street, westwardly 150 feet to an alley; thence at right angles to said alley, Southwardly 25 feet on the eastern margin of said alley; thence at right angles to said alley, eastwardly 150 feet to the beginning, being 25 feet of the southern part of Lot 13 in Block "O" as per plan in Book 161, page 9, said Register's Office.

Tract III:
Being the Northern part of Lot 13 (not heretofore sold to Jim Martin by said County) of Block "O", of record in Book 161, page 9, Register's Office for said County. Beginning at said Jim Martin's Northeast corner, and running thence northwardly along the western margin of said First Street 11 feet; thence in a westerly direction 150 feet to the Northwest corner of said Block "O"; thence Southwardly along the Eastern margin of an 11 foot alley, about 25 feet to said Jim Martin's Northwest corner; thence along said Jim Martin's northern line 150 feet to the beginning.

Being the same property conveyed to Lynda R. Waller by deed from Estate of Lucille Katherine Keithon, of record in Record Book 10618, Page 621, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 919 42nd Ave N., Nashville, TN 37209

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Karen Johnson Davidson County
Batch# 1413211 DEEDQC
04/29/2026 01:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260429-0038008

Lynda R. Waller, Grantor

State of Tennessee
County of Sumner

On April 27, 2026, personally appeared before me, Lynda R. Waller, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 11/20/29

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Lynda R. Waller, Trustee
Grantee

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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

Notary Public
My commission expires: 11/20/29

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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.

Signature

4/27/26
Date

State of Tennessee
County of Sumner

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

Notary's Signature
My Commission Expires: 8-1-2028

SAMUEL COX
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY