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 37207	Same	060 03 0 056.00

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:

Land in Davison County, Tennessee, being Lot 37, Section One, Oak Park Subdivision of record in Book 3600, page 84, Register's Office for Davidson, County, Tennessee.

Said Lot No. 37 fronts 89.0 feet to the northwesterly side of Lakespur Drive and extends back between lines, 220 feet each, to the southwesterly right of way of US interstate I-65 measuring 92.64 feet thereon.

Being the same property conveyed to Lynda R. Waller by deed from Shivaunia P. Hall, a married person, of record in Record Book 10618, Page 621, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3124 Larkspur Drive, Nashville, TN 37207.

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

Lynda R. Waller, Grantor

SARAH MARLETT TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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.

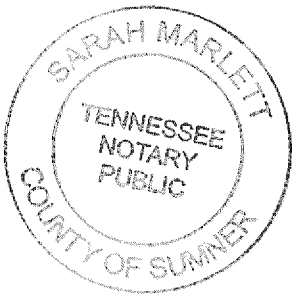
Notary Public
My commission expires: 11/20/29

Karen Johnson Davidson County
Batch# 1413211 DEEDQC
04/29/2026 01:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260429-0038009

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



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

