Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Treanor Granbery III and Jessie Leigh Tretbar Granbery, Co-Trustees 714 Darden Place Nashville, TN 37205	**115 04 0 076.00**	**SAME**

This instrument prepared by: Carter Shelton Jone
2021 Richard Jones Road, Suite 240, Nashville, TI

Karen Johnson
Batch # 1415518
05/05/2026 09:05:58 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260505-0039987

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **James Treanor Granbery, III and Jessie Leigh Tretbar Granbery, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **James Treanor Granbery III and Jessie Leigh Tretbar Granbery, Co-Trustees of the Granbery Family Revocable Trust dated April 30, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **714 Darden Place, Nashville, TN 37205**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 30th day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 30th day of April, 2026.

JAMES TREANOR GRANBERY, III

JESSIE LEIGH TRETBAR GRANBERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Treanor Granbery, III and Jessie Leigh Tretbar Granbery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
06/20/2027

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Hillwood Estates, Section Nine, Part One of record in Book 2331, page 27, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 2331, page 27, said Register's Office, which Plan shows a 100 foot minimum building setback line from Darden Place, and a 10 foot easement for public utility purposes along the rear line of said lot.

BEING the same property conveyed to James Treanor Granbery, III and Jessie Leigh Tretbar Granbery, husband and wife (as tenants by the entirety) from Marion Floyd and Adam Floyd, wife and husband, by warranty deed filed for record on December 2, 2022, Instrument Number 20221202-0126363, as of record in the Register's Office for Davidson County, Tennessee.