Karen Johnson Davidson County
Batch# 1415838 DEEDQC
05/05/2026 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260505-0040585

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLWG)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Kenton Lee Oliver, Co-Trustee
Dianne Elizabeth Oliver, Co-Trustee
Oliver 2026 Revocable Trust
5736 Knob Road
Nashville, TN 37209

Send Tax Bills To:
same

Map/Parcel Number:
103 05 0 006.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kenton L. Oliver and wife, Dianne E. Oliver (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Kenton Lee Oliver and Dianne Elizabeth Oliver, and their successors in trust, as Co-Trustees of the Oliver 2026 Revocable Trust dated May 5, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hillwood Park, as of record in Book 3300, pages 27 and 28, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenton L. Oliver and wife, Dianne E. Oliver by Warranty Deed from William R. Thurman and wife, Danette W. Thurman, dated July 12, 2012, of record at Instrument No. 20120716-0061949, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 5736 Knob Road, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Oliver 2026 Revocable Trust dated May 5, 2026, a Tennessee community property trust, as community property, and to dissolve the tenancy by the entirety interest of Kenton L. Oliver and wife, Dianne E. Oliver, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 5th day of May, 2026.

Kenton L. Oliver, Grantor

Dianne E. Oliver, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kenton L. Oliver, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of May, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

(Remainder of page intentionally left blank.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dianne E. Oliver, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of May, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Kenton L. Oliver, Affiant

Subscribed and sworn to before me this 5th day of May, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carrie Wintle Granger, hereby make oath that I am a licensed attorney and/or 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 May 5, 2026 (date of document).

Carrie Wintle Granger

May 5, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of May, 2026.

Notary Public

My Commission Expires: May 8, 2029

