Name and Address of New Owner:
THE COMFORTABLE TRUST
DATED APRIL 22, 2026
108 First Ave, #436
New York, NY 10009

Karen Johnson Davidson County
Batch# 1416810 DEEDQC
05/06/2026 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040892

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072 16 3Q 002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alexandra L. Geis,** "the Grantor," convey and quitclaim unto **ALEXANDRA L. GEIS, TRUSTEE OF THE COMFORTABLE TRUST DATED APRIL 22, 2026,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Homes at 1509 Dugger Avenue, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1509 Dugger Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220309-0027244, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1509 Dugger Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220309-0027244, and Bylaws appended thereto as Exhibit "D", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Alexandra L. Geis by Warranty Deed from BAK Global Investments1, LLC, a Florida Limited Liability Company, dated October 26, 2023, of record in Instrument No. 20231031-0085021, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1509 B Dugger Drive, Nashville, TN 37206

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5 day of May, 2026.

_____(SEAL)
Alexandra L. Geis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of May, 2026, before me personally appeared **Alexandra L. Geis**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of May, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202605060040892

Tennessee Certification of Electronic Document

I, Greg Fairbetter, do 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 5/5/26 (date of document).

Affiant Signature

5/5/26
Date

State of Tennessee

County of Davidson

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

COLONIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL