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Karen Johnson Davidson County
Batch# 1416864 DEEDQC
05/06/2026 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040958

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this
6th day of May 2026.

Notary Public
My Commission Expires: July 2, 2029

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Marion Hill Davis, Jr. and Susan Rogers Davis, Trustees The Marion Hill Davis, Jr. and Susan Rogers Davis Joint Revocable Trust 2526 Park Drive Nashville TN 37214	JPMorgan Chase Bank, N.A. P.O. Box 78420 Phoenix AZ 85062-8420	08416011500

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Marion Hill Davis, Jr. and Susan Rogers Davis, husband and wife** (the "Grantors"), do hereby quitclaim and convey unto **Marion Hill Davis, Jr. and Susan Rogers Davis, Trustees under The Marion Hill Davis, Jr. and Susan Rogers Davis Joint Revocable Trust dated May 6, 2026**, (the "Grantee"), its heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Map of Donelson Park Place, which plan is of record in Book Number 547, Page 73, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts fifty (50) feet each on the northerly side of Park Drive and extends back Northwardly between parallel lines 199.5 feet to a dead line.

BEING the same property conveyed to Marion Hill Davis, Jr. and Susan Rogers Davis, husband and wife, by Warranty Deed dated May 28, 2025, from Frank Batson Homes, Inc., recorded of record in Instrument No. 20250528-0041930 on May 28, 2025, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 547, Page 73, said Register's Office; (2) Declaration of Restrictions and Covenants for SCMs Regulated Residential Infill of record in Instrument No. 20250417-0029500, said Register's Office for Davidson County, Tennessee.

This is Improved Property known as **2526 Park Drive, Nashville, TN 37214.**

This Trust ("The Marion Hill Davis, Jr. and Susan Rogers Davis Joint Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 6th DAY OF MAY 2026.

Marion Hill Davis, Jr.

Susan Rogers Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Marion Hill Davis, Jr.** and **Susan Rogers Davis**, who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of May 2026.

NOTARY PUBLIC

My Commission Expires: July 2, 2029

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Michael S. Goode**, 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 **May 6, 2026**.

Affiant Signature

5/6, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 6th day of May 2026.

Notary's Signature

My Commission Expires: July 2, 2029
Date

Notary's Seal (if on paper)

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON