THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO.
Mary Fears Revocable Living Trust
1110 Joseph Ave
Nashville, TN 37207

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Mary Fears Revocable Living Trust 1110 Joseph Ave Nashville, TN 37207	Same as Grantee	Parcel # 082 03 0 035.00

This Quitclaim Deed (the "Deed") is made effective this 7th day of May, 2026 (the "Effective Date") between Mary D. Fears, an unmarried person (the "Grantors"), and the Mary Fears Revocable Living Trust dated May 7, 2026, and any amendment thereto, Mary Fears, Trustee, or any successors in interest (the "Grantee").

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 59, SHARPE & HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY, as shown on plat of record in Plat Book 161, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Karen Johnson Davidson County
Batch# 1417434 DEEDQC
05/07/2026 12:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260507-0041295

Being the same property conveyed to J. Daniel Vannoy and wife, Marion A. Vannoy, as tenants by the entirety by Warranty Deed from Jeffrey L. Hale and wife, Mary Lou Hale, recorded on the 4th day of July, 2001 in Instrument No. 20010704-0071450, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary D. Fears, an unmarried person by warranty deed from James D. Vannoy and wife, Marion Vannoy in Deed Book 20140612, at Page 0072609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **1110 Joseph Ave, Nashville, TN 37207.** The Deed was recorded in the records of the Register's Office of Davidson County, Book 20140612, at Page 0072609.

Witness my hand this 7th day of May, 2026.

Mary D. Fears
Grantor Signature - Mary D. Fears

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Mary D. Fears, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 7th day of May, 2026.

Notary Public: Lamar Moore
My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 7th day of May, 2026.

Notary Public: Lamar Moore

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 5/7/26.

Date

Affiant Signature

5/7/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature

My Commission Expires: 8/31/27

Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY