This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1419780 DEEDQC
05/13/2026 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0042939

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
ERAH Trust 3605 Roundwood Forest Drive Antioch, TN 37013	Same	150 09 0A 141.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Anita Hyche (a/k/a Anita L. Hyche-Rains) and Bernice Edward Rains, Jr., ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Bernice Edward Rains, Jr. and Anita Hyche, as Trustees of the ERAH Trust dated May 12, 2026, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Forest View Park, Section IX of record in Plat Book 8250, page 163, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Anita L. Hyche-Rains and Bernice Edward Rains, Jr., by Scott Anthony Gregg, a single person, by warranty deed of record in Book 10874 Page 871, dated March 26, 1998, and recorded April 6, 1998, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 12th day of May, 2026.

Affiant Anita Hyche

Notary Public _____ My Commission Expires:

R. WHITNEY BOYD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 8 2027

This is improved property known as 3605 Roundwood Forest, Antioch, TN 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 12th day of May, 2026.

Anita Hyche

Anita Hyche (a/k/a Anita L. Hyche-Rains),
Grantor

Bernice Edward Rains, Jr.,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita Hyche (a/k/a Anita L. Hyche-Rains) and Bernice Edward Rains, Jr., Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 12th day of May, 2026.

Notary Public

My Commission Expires:

R. WHITNEY BOYD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 8 2027

Certificate of Authenticity

I, R. Whitney Boyd, 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 12, 2026.

Date: 05/12/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 12, 2026.

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030