THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Joni Beebe, Trustee 2114 Martha Ave. Nashville, TN 37216	Same	072 11 2S 002.00

Quitclaim Deed to Trustee

Grantor: Joni Beebe (a widow)
Grantee: Joni Beebe, Trustee of the Revocable Trust of Robert Beebe and Joni Beebe, dated April 1, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, Townhomes at 2114 Martha Avenue, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions, and Restrictions for Townhomes at 2114 Martha Avenure, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20220104 0001286, and Amendment in Instrument No. 20220217-0018413, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joni Beebe by deed from Jarron Vosburg and Shaunna Vosburg, husband and wife, and William Vosburg, a married man, as tenants in common each a one-third undivided interest, of record in Instrument Number 20250626-0050271, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2114 Martha Ave., Nashville, TN 37216.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Joni Beebe

Joni Beebe, Grantor

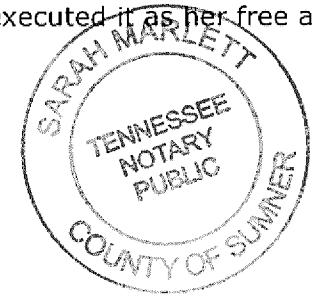
Karen Johnson Davidson County
Batch# 1423317 DEEDQC
05/20/2026 04:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260520-0045809

State of Tennessee
County of Sumner

On May 18, 2026, personally appeared before me, Joni Beebe, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sarah Marlett

Notary Public
My commission expires: 11/20/29

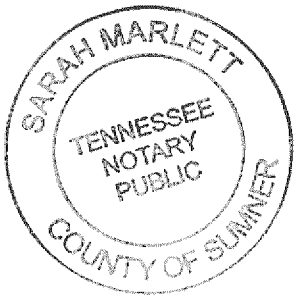


State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Joni Beebe

Joni Beebe, Trustee
Grantee



Sworn to and subscribed before me on May 18, 2026.

Sarah Marlett

Notary Public
My commission expires: 11/20/29

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 18, 2026.

Sarah Marlett

Signature

5/18/26

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on May 18, 2026.

Samuel Cox

Notary's Signature
My Commission Expires: 8-1-2028

