This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1424595 DEEDQC
05/22/2026 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260522-0046983

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JHH JR 2026 Trust **60 Brookwood Terrace** **Nashville, TN 37205**	**103-14-0-020.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES H. HUGHES, JR.** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **JHH JR 2026 TRUST U/T/A DATED APRIL 7, 2026** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on Map of Hillwood Terrace, Section II, Revised, of record in Book 3300, Page 73, Register's Office for said County.
>
> Said Lot No. 54 fronts 92 feet on the northerly margin of Brookwood Terrace and extends back between parallel lines 217.5 feet to a dead line, measuring 92 feet thereon.
>
> Being the same property conveyed to JAMES H. HUGHES, JR., by deed from JAMES H. HUGHES, JR., Executor of the ESTATE OF PATRICIA A. HUGHES, of record in Instrument No. 20260522046982 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 60 Brookwood Terrace, Nashville, Davidson County, Tennessee 37205.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 14 day of MAY, 2026.

GRANTOR:

James H Hughes Jr.

JAMES H. HUGHES, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JAMES H. HUGHES, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of May, 2026.

T-Strickler

NOTARY PUBLIC

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

My Commission Expires: November 8, 2027

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

James H Hughes Jr.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2026.

T-Strickler

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 14, 2026 (date of document).

Affiant Signature

5-18-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

My Commission Expires: 11-2-26

