Karen Johnson Davidson County
Batch# 1424752 DEEDQC
05/22/2026 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260522-0047233

AFTER RECORDING RETURN TO:
Verus Title Inc
8586 Potter Park Drive, Suite 103
Sarasota, FL 34238

File No. TDF-67577
Order No. 21458-124-TN-MS

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 092-10-0G-001-00-CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 21 day of May, 2026 by and between **Bradley Scott Wright** and **Eileen Marie Wright, as Trustees of the Wright Family Estate Trust Dated December 4, 2006,** whose mailing address is 8807 Shoshone Avenue, Northridge, CA 91325 hereinafter referred to as Grantor(s) and **Bradley Scott Wright and Eileen Marie Wright, husband and wife, as joint tenants with right of survivorship,** whose mailing address is 8807 Shoshone Avenue, Northridge, CA 91325, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 524 28th Avenue North, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bradley Scott Wright, Trustee of the Wright Family Estate Trust Dated December 4, 2006

Eileen Marie Wright, Trustee of the Wright Family Estate Trust Dated December 4, 2006

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Bradley Scott Wright** and **Eileen Marie Wright, as Trustees of the Wright Family Estate Trust Dated December 4, 2006,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 21 day of May, 2026.

Notary Public
Print Name: E. Kayedy
My Commission expires: 1/19/2028

E. KAYEDY
Notary Public - California
Los Angeles County
Commission # 2477236
My Comm. Expires Jan 19, 2028

(Notary Stamp/Seal)

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

B. Scott Wright

Bradley Scott Wright, Affiant

Print Name: B. Scott Wright

STATE OF California
COUNTY OF Los Angeles

Subscribed and sworn to before me this 21 day of May, 2026.

Notary Public
My Commission Expires: 1/19/2028

E. KAYEDY
Notary Public - California
Los Angeles County
Commission # 2477236
My Comm. Expires Jan 19, 2028

Name and address for person(s) responsible for taxes:

Bradley Scott Wright and Eileen Marie Wright
8807 Shoshone Avenue
Northridge, CA 91325

Name and address of property owner:

Bradley Scott Wright and Eileen Marie Wright
8807 Shoshone Avenue
Northridge, CA 91325

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 1. Homes at 2720 Delaware together with common areas as established by Declaration of Covenants. Conditions, and Restrictions of record in Instrument No. 20170830-0089367, as amended by First Amendment of record in Instrument No. 20190226-0017401, and Second Amendment of record in Instrument No. 20190304-0019721. Register's Office for Davidson County, Tennessee, and being shown on Plat attached as "Exhibit 1" to said First Amendment to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wright Family Estate Trust Dated December 4, 2006, their successors and assigns by Warranty Deed from Clifton Townhome 618, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20210405-0043624 in the Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on April 5, 2021.

Property commonly known as: 524 28th Avenue North, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Maddison Lester, 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 05/21/2026 (date of document).

Affiant Signature

05/22/2026
Date

State of Utah

County of Salt Lake

Sworn to and subscribed before me this 22nd day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 10.09.2028

NOTARY'S SEAL

BETH A JARRETT
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 739607
COMM. EXP. 10-09-2028