THIS INSTRUMENT WAS PREPARED BY:

FLEXER LAW PLLC
Lewis A. Williams, Esq.
1900 Church Street, Suite 400
Nashville, Tennessee 37203

Karen Johnson
Batch # 1426463
05/28/2026 03:04:03 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260528-0048503

QUITCLAIM DEED

FROM: CARTER RHETT HOLMES

Map No. 91-07
Parcel No. 386

TO: LEIGH DURBIN HOLMES

Address New Owner(s) as follows:
LEIGH DURBIN HOLMES
5402 B Kentucky Avenue
Nashville, TN 37209

Send Tax Bills To:
LEIGH DURBIN HOLMES
5402 B Kentucky Avenue
Nashville, TN 37209

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, LEIGH DURBIN HOLMES, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled LEIGH DURBIN HOLMES v. CARTER RHETT HOLMES, Circuit Court for Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

LEIGH DURBIN HOLMES

Sworn to and subscribed before me, this 28th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11/2/26

KRYSTAL BLOUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, CARTER RHETT HOLMES, does transfer, quitclaim and convey unto the said LEIGH DURBIN HOLMES, her heirs, successors, and assigns, all of rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The aforesaid property located at 5402 B Kentucky Avenue, Davidson County, Nashville, Tennessee 37209, is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1307, Block 184, No. 1 Plan of West Nashville, as shown on Plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jeff Estepp, LLC by Quitclaim Deed from Jeff Estepp, LLC, of record in Instrument No. 20140730-0068046, Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on July 30, 2014.
>
> Being the same property conveyed to Leigh Durbin and husband, Carter Holmes by Warranty Deed from Jeff Estepp, LLC, of record in Instrument No. 20141222-0116828, Register's Office for Davidson County, Tennessee, dated December 19, 2014, and recorded on December 22, 2014.
>
> THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
>
> This is IMPROVED property known as 5402 B Kentucky Avenue, Nashville, TN 37209.

CARTER RHETT HOLMES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Krystal Blouin, a Notary Public in and for said County and State, the within named CARTER RHETT HOLMES, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 28th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11/2/26

KRYSTAL BLOUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026