Karen Johnson Davidson County
Batch# 1427028 DEEDQC
06/01/2026 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260601-0049282

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 27th day of May, 2026. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jaime Beth Raybin, Trustee 4805A Nebraska Avenue Nashville, TN 37209	SAME	103-03-0-250.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jaime Beth Raybin**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jaime Beth Raybin, Trustee of the Jaime Beth Raybin Living Trust, established by the Revocable Trust Agreement of Jaime Beth Raybin dated May 27, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of May, 2026.

Jaime Beth Raybin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaime Beth Raybin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of May, 2026.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2027

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 3 and the West 2 feet of Lot No. 2, Block 20, on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot and part of said lot adjoin and front together 52 feet on the south side of Nebraska Avenue and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Jaime Raybin, an unmarried woman, by deed from Kensuke Nakamura, an unmarried man, of record in Instrument No. 20160314-0024233 in the Register's Office for Davidson County, Tennessee.

Jaime Raybin and Jaime Beth Raybin are one and the same person.

This is improved property known as 4805A Nebraska Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 27, 2026.

06/01/2026
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of June, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

