Karen Johnson Davidson County
Batch # 1427048 DEEDQC
06/02/2026 08:49:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260602-0049305

PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This Instrument was prepared based solely upon information, provided by the parties with no title exam being made nor title opinion given. The parties hold Preparer harmless from all attendant liability, pursuant to law.

NEW OWNER:

Miller & Patricia Hand, co-Trustees
6700 Darden Place
Nashville, Tennessee 37205

SEND TAX BILLS TO:

NEW OWNER

MAP & PARCEL:

Map 102-12
Parcel 63

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MILLER D. HAND AND WIFE, PATRICIA A. HAND ("Grantor," collectively herein) by these presents and for the purpose of transferring Grantor's entire ownership interest in the subject property to a revocable inter-vivos trust, established by Grantor, does hereby remise, release, transfer, quitclaim and convey to MILLER D. HAND AND/OR PATRICIA A. HAND, TRUSTEES OF THE MILLER & PATRICIA HAND 2026 LIVING TRUST, as amended and restated from time to time ("Grantee," collectively herein) and to their successors in trust and assigns, with the full power to sell, transfer, mortgage and convey without signature of any beneficiary, all of the said Grantor's right, title and interest in and to that certain tract(s) or parcel(s) of real property, lying in Davidson County, Tennessee, and more particularly described as follows:

Being land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Horton Heights, Section "E", as of record in Book 2133, page 84, Register's Office for said County.

Said Lot No. 252 is described as follows:

Beginning at a point in the westerly margin of Summerly Drive, being the common corner of Lots 252 and 253; thence southerly along the margin of said drive, 206 feet to the beginning of a curve; thence around said curve 39.3 feet to a point in the northerly margin of Darden Place; thence along the margin of Darden Place, 141.6 feet to a point, being the common corner of lots 251 and 252; thence along the line between said lots, northwesterly 241.4 feet to a point; thence easterly along the lines between lots 252 and 253, 205.6 feet to the point of beginning.

AND BEING the same property conveyed to Miller D. Hand and wife, Patricia A. Hand, by Installment Deed, dated October 20, 1994, from Gail P. Pigg, Trustee with full power to sell, transfer or convey without the joinder of beneficiary, recorded at Book 9499, Pg. 19, Register's Office for Davidson County, Tennessee.

BEING IMPROVED REAL PROPERTY COMMONLY KNOWN AS: 6700 Darden Place
Nashville, TN 37205

And this conveyance to trust is made in accordance with Tenn. Code Ann. § 35-15-510, with continuing immunity from creditors, being property held in tenants by entirety, conveyed to trust.

New legal descriptions were not prepared for this instrument. The above legal description is taken from previous instrument(s) of record.

This conveyance is made subject to such limitations, restrictions and encumbrances as affect the premises.

WITNESS OUR HANDS as of this 7th day of April, 2026.

MILLER D. HAND, Grantor

Patricia A Hand
PATRICIA HAND, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the said County and State, Miller D. Hand and wife, Patricia Hand, with whom I am personally acquainted and who acknowledged that they did each execute the within instrument for the purposes therein contained.

WITNESS MY HAND, this 7th day of April, 2026.

Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: 9-7-26

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is ZERO and 00/100 Dollars ($00.00). This instrument memorializes a transfer of real estate to a revocable living trust, created by the same transferor and as such, is exempt from the recordation tax, pursuant to TCA § 67-4-409(a)(1)(C)(vi).

Patricia Hand
AFFIANT

Sworn to and subscribed before me, this 7th day of April, 2026.

Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: 9-7-26

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON