Karen Johnson Davidson County
Batch# 1427678 DEEDQC
06/03/2026 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260603-0050194

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stanley Bruce Higgins and Reta Estelle Higgins, Co-Trustees 751 Elysian Fields Road Nashville, TN 37204	Stanley Bruce Higgins and Reta Estelle Higgins, Co-Trustees 751 Elysian Fields Road Nashville, TN 37204	132 15 0 016.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, STANLEY B. HIGGINS and RETA E. HIGGINS (the "Grantors"), hereby quitclaim and convey to STANLEY BRUCE HIGGINS and RETA ESTELLE HIGGINS, CO-TRUSTEES OF THE SRH COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 751 Elysian Fields Road, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 2nd day of June, 2026.

STANLEY B. HIGGINS

RETA E. HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Stanley B. Higgins and Reta E. Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, as of this 2nd day of June, 2026.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Stanley Bruce Higgins, Trustee of the SRH Community Property Trust, Affiant

Subscribed and sworn to before me, this 2nd day of June, 2026.

Notary Public

My Commission Expires:
May 8, 2028

EXHIBIT A

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 20 on the plan of Elysian Fields, Section 1A, not of record, described according to a survey made by Z. J. Wilkinson, surveyor, June 15, 1950, as follows:
Beginning on the westerly margin of Elysian Fields Road, at the northeast corner of the property conveyed to W. M. Rivers and Wife by deed from James E. Caulwell and Company of record in Book 1906, page 539, Register's Office for said County, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, westwardly 210' thence northwestwardly 200' to the southerly margin of a 50' unnamed street; thence with the same eastwardly 270' to the beginning of a curve; thence around said curve with a radius of 25', southeastwardly 39.27 feet to the westerly margin of Elysian Fields Road; thence with same, southwardly 149.1 feet to the beginning.

Being the same property conveyed by deed of record as Instrument #00005189-0000468, Register's Office for Davidson County, Tennessee.

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Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 2, 2026 (date of document).

Affiant Signature

06/03/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of June, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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