Karen Johnson Davidson County
Batch# 1428380 DEEDQC
06/05/2026 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260605-0051106

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. HALEY B STOKES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-02-2029 Affiant Sworn to and subscribed before me this 4th day of June, 2026. Notary Public My Commission Expires: 07/02/2029 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 4th day of June, 2026, among:

DAVID E. DONOHO AND WIFE, CRISTIE I. DONOHO,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DONOHO FAMILY TRUST, DATED JUNE 4, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 22 on the Map J. J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins & Murray, Surveyors, 3/2/49, as follows:

Beginning at the northwest corner of Hydes Ferry Road and Ashton Avenue being the southeast corner of said Lot No. 22; thence with the westerly margin of said road, northwardly 80 feet to the corner of Lots Nos. 21 and 22; thence with the line between said two lots westwardly 180 feet to the easterly line of Lot No. 20; thence with the line between Lots Nos. 20 and 22 southerly 80 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 180 feet to the point of beginning.

Being the same property conveyed to David E. Donoho and wife, Cristie I. Donoho, by Warranty Deed from Johnny Ray Allen and wife, Joyce Ann Catignani Allen, dated June 23, 1989, and recorded July 12, 1989, in Book 7887, pages 78-79, Instrument No. 00007887-0000077, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3501 Hydes Ferry Road, Nashville, TN 37218.

THIS DEED has been prepared solely upon information furnished by **David E. Donoho and Cristie I. Donoho.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

DAVID E. DONOHO

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **David E. Donoho**, the within named bargainor(s), 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 official seal this 4th day of June, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Cristie Irene Donoho

CRISTIE I. DONOHO

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cristie I. Donoho**, the within named bargainor(s), 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 official seal this 4th day of June, 2026.



Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

Owner Name & Property Address:

Donoho Family Trust, dated June 4, 2026
3501 Hydes Ferry Road
Nashville, TN 37218

Responsible Party For Taxes:

Donoho Family Trust, dated June 4, 2026
3501 Hydes Ferry Road
Nashville, TN 37218

Tax Map and Parcel: 069 16 0 077.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 4, 2026.

Affiant Signature

06/04/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 4 day of June, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY