Karen Johnson Davidson County
Batch# 1429450 DEEDQC
06/08/2026 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051475

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of June, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Seth Alexander Feman, Trustee 1024 Stainback Avenue Nashville,TN 37207	SAME	08203033900 082 03 0 339.00

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, **Seth Alexander Feman**, 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 **Seth Alexander Feman, Trustee of the Seth Alexander Feman Living Trust, established by the Revocable Trust Agreement of Seth Alexander Feman dated June 3, 2026**, as amended and restated from time to time, and to his 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 3rd day of June, 2026.

Seth Alexander Feman

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 Seth Alexander Feman, 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 3rd day of June, 2026.

My Commission Expires:

ALICE M. BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

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. 89 on the Plan of Sharpe & Horns 1st Addition North E Nashville, as of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth Feman, an unmarried man, by deed from Adam Ryan and Brooke Ryan, husband and wife, of record in Instrument No. 20220809-0090624 in the Register's Office for Davidson County, Tennessee.

1. State and County taxes for the year 2026, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 08203033900.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe & Horns 1st Addition North E Nashville, as recorded in Plat Book 57, Page(s) 152 .
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Accessory Dwelling, Detached Historical recorded in Instrument no. 20190909-0090922.

Seth Alexander Feman and Seth Feman are one and the same person.

This is improved property known as 1024 Stainback Avenue, Nashville, TN 37207.

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 June 3, 2026.

06/05/26
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of June, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

