QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1431852 DEEDQC
06/10/2026 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260610-0052653

WG-QCD-26-765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 4.22.29
(AFFIX SEAL)

LAURA DYE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grant David Belden and Tania Peguero Kimberly, Trustees of The Grant and Tania Trust, dated May 1, 2025	**Same as new owner**	
(NAME) **765 Newberry Road,**	(NAME)	**102-15-0-022.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRANT D BELDEN AND TANIA P KIMBERLY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GRANT DAVID BELDEN AND TANIA PEGUERO KIMBERLY, TRUSTEES OF THE GRANT AND TANIA TRUST, DATED MAY 1, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 209, on the Plan of Brook Meade, Section VI, as of record in Book 2331, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 209 fronts 120.0 feet on the northerly margin of Newberry Road and extends back 343.3 feet on the southwesterly line and 363.2 feet on the northeasterly line to a dead line in the rear, measuring 121.3 feet thereon.

Being the same property conveyed to Grant D. Belden, an unmarried man and Tania P. Kimberly, an unmarried woman by Warranty Deed from Joseph E. Lawler and wife, Bernadine P. Lawler of record in Instrument Number 20150202-0009241 in the Register Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **765 Newberry Road, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 5th day of June, 2026.

Grant D Belden

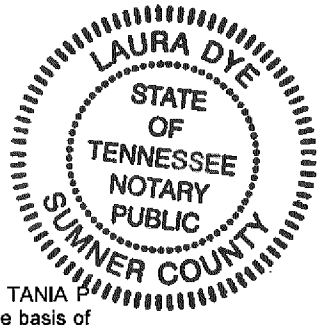
Tania P Kimberly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th day of June, 2026.

Notary Public
My Commission Expires: 4.22.29
(SEAL)

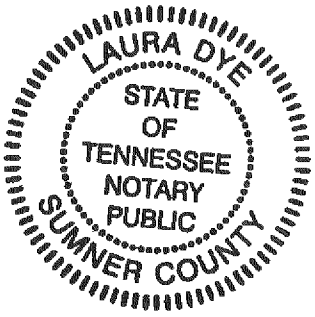


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th day of June, 2026.

Notary Public
My Commission Expires: 4.22.29
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Pam King, 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 6.05.2026.

Date

Pam King

Affiant Signature

6.05.2026

Date

State of Tennessee

County of Davidson

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

Frankie Clark

Notary's Signature

My Commission Expires: March 6, 2029

Date

Notary's Seal (if on paper)

