Karen Johnson Davidson County
Batch # 1432924 DEEDQC
06/12/2026 09:02:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260612-0053329

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Margaret H. Thomas, Trustee MHT Living Trust Andrew Knotts, Trustee The Polar Bear Irrevocable Trust 200 Cossart Road Chadds Ford, PA 19317	NEW OWNER	091-06-0-279.00

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 legal sufficiency of which are hereby irrevocably acknowledged, **Margaret Hannah Thomas, as to a 67% undivided interest, and Andrew Knotts, Trustee of The Polar Bear Irrevocable Trust, as to a 33% undivided interest** "the Grantors," conveys and quitclaims unto **Margaret H. Thomas, Trustee of The MHT Living Trust dated April 16, 2026, and any amendments thereto, as to a 67% undivided interest, and Andrew Knotts, Trustee of The Polar Bear Irrevocable Trust, as to a 33% undivided interest** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1414, Block No. 201 on the Plan of West Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, 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 Margaret Hannah Thomas, as to a 67% undivided interest, and Andrew Knotts, Trustee of The Polar Bear Irrevocable Trust, as to a 33% undivided interest from Alfonso Cuen and Brynnan Miller Cuen, husband and wife, by Warranty Deed dated March 9, 2026, and recorded on March 10, 2026, in Instrument No. 20260310-0019063 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 21 day of May, 2026.

Margaret Hannah Thomas

STATE OF Delaware
)
COUNTY OF New Castle

Personally appeared before me, a Notary Public in and for said State and County, **Margaret Hannah Thomas**, the within named Grantor, 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 and official seal this 21 day of May, 2026.

The Polar Bear Irrevocable Trust,

Andrew Knotts TTEE
Andrew Knotts, Trustee

STATE OF Delaware
)
COUNTY OF New Castle

Personally appeared before me, a Notary Public in and for said State and County, **Andrew Knotts, Trustee of the Polar Bear Irrevocable Trust** the within named Grantor, 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 and official seal this 21st day of May, 2026.

Notary Public
My commission expires: Aug 20, 2029

SONIA DONATELLI
Notary Public
State of Delaware
My Commission Expires on Aug 20, 2029

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public

My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER