Karen Johnson Davidson County
Batch# 1435202 DEEDQC
06/17/2026 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0055034

Prepared by and Recording Requested by
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste 402
CO Brentwood, Tennessee 37027

Tax Parcel #114-07-0B-120.00-

QUIT CLAIM DEED

Owner & Property Address:
1016 WELLMOOR, LLC
1016 Wellmoor Court
Nashville, Tennessee 37209

Mail Tax Statement to
1016 WELLMOOR, LLC
Attn: Stephany A. Knox
~~2431 Rosser Drive~~ 18310 Circle S Trail
~~Corona, California 92879~~ Rathdrum, ID 8385

KNOW ALL MEN BY THESE PRESENTS, that STEPHANY A. KNOX, Trustee of the ROBERT J. MCGAW IRREVOCABLE GIFT TRUST dated June 9, 2023 ("Grantor"), for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey unto 1016 WELLMOOR, LLC ("Grantee") all of Grantor's right, title, and interest in and to the below-described real estate located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section Five, Westchase, R20 Residential P.U.D. of record in Plat at Instrument No. 20041215-0149127, 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 the Robert J. McGaw Irrevocable Gift Trust dated June 9, 2023, by Warranty Deed from Janet L. Whipple, an unmarried woman, of record in Instrument No. 20240628-0048840, Register's Office for Davidson County, Tennessee, dated June 28, 2024, and recorded the same day.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1016 Wellmoor Court, Nashville, TN

37209 No abstract or survey was furnished for the preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9 day of June, 2026 by the

Stephany A. Knox
STEPHANY A. KNOX, Trustee

STATE OF IDAHO §
§
COUNTY OF KOOTENAI §

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared STEPHANY A. KNOX, Trustee of the ROBERT J. MCGAW IRREVOCABLE GIFT TRUST, dated June 9, 2023, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9 day of June 2026.

JOHN H DEXTER
Notary Public
State of Idaho
Commission No: 20200415

NOTARY PUBLIC

My Commission Expires: 02-04-2032

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409 (a)(1)(D).

STATE OF IDAHO §
§
COUNTY OF KOOTENAI §

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Stephany A. Knox
AFFIANT

Subscribed and sworn to before me this 9 day of June, 2026.

JOHN H DEXTER
Notary Public
State of Idaho
Commission No: 20200415

NOTARY PUBLIC

My Commission Expires: 02-04-2032

Certificate of Authenticity

I, TRICIA R. BUHRFIEND, 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 9, 2026.

Date

Affiant Signature

6-17-2026

Date

State of ILLINOIS

County of DUPAGE

Sworn to and subscribed before me this 17th day of June, 2026.

Notary's Signature

My Commission Expires: 8/29/2028

Date

Notary's Seal (if on paper)

OFFICIAL SEAL
ANGELIA K GREEN
Notary Public, State of Illinois
Commission No. 841780
My Commission Expires
August 29, 2028