THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Barry T. Gager
BARRY T. GAGER, AFFIANT

Subscribed and sworn to before me, this 17 day of June 2026.

maria guillen
NOTARY PUBLIC

My Commission Expires: 01122130

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARIA GUILLEN COMM. EXPIRES JANUARY 22, 2030

Karen Johnson Davidson County
Batch # 1437569 DEEDQC
06/24/2026 11:37:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260624-0056954

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BARRY THANE GAGER, TRUSTEE 3222 Curtis Street Nashville, Tennessee 37218	New Owner	Map and Parcel No.: 070 09 0 052.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Barry T. Gager, unmarried**, ("Grantor") do hereby quitclaim, transfer and convey unto **Barry Thane Gager, Trustee of the Barry Thane Gager Revocable Trust, dated March 13, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3222 Curtis Street, Nashville, Tennessee 37218, and more particularly described as follows:

Being part of Lot Number Nine (9) on the Plan of H.E. Simkins, Division of L.G. Curtis Lands, of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Curtis Street, the common front corners of Lot Nos. 8 and 9, said plan; thence, Northeastwardly with the dividing line between said lots, 250 feet to the southerly line of Lot No. 10 on said plan; thence, Northwestwardly with the line between Lots 9 and 10, 100 feet to the Northeast corner of the property conveyed by Mrs. Cassie Paige by deed or record in Book 2203, Page 420, said Register's Office; thence, southwestwardly with the northeasterly line of the property conveyed by the above mentioned deed 250 feet, more or less, to the center of Curtis Street; thence, Northeastwardly along the center line of said street, 100 feet to the point of beginning.

Being the same property conveyed to Barry T. Gager, unmarried, from FED DEVELOPMENT, LLC, a Tennessee limited liability company, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20151209-0123777.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the current year and subsequent years, a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17 day of June 2026.

Barry T. Gager

Barry T. Gager, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Barry T. Gager**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of June 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30

