Karen Johnson Davidson County
Batch# 1441841 DEEDQC
07/02/2026 01:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260702-0059946

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: 5/12/30 (AFFIX SEAL)

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No: 2023-GTE-208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Deborah Jean Thomas Revocable Living Trust	Same as owner	130 02 0 060.00
(NAME)	(NAME)	
106 Blackburn Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashvillian Holdings, LLC**, a Tennessee limited liability company, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **The Deborah Jean Thomas Revocable Living Trust dated July 25, 2022** (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 106 Blackburn Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 1 day of July, 2026.

GRANTOR:

Nashvillian Holdings, LLC,
a Tennessee limited liability company

By: _____
Deborah Jean Thomas, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Deborah Jean Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of Nashvillian Holdings, LLC, a Tennessee limited liability company, the within named Grantor, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Sole Member of the company.

WITNESS my hand, at office, this 1 day of July, 2026.

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

_____
Notary Public

My Commission Expires: 5/12/30

EXHIBIT "A"

PROPERTY DESCRIPTION

Being Lot No. 71 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book No. 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee. Said Lot No. 71 fronts 60 feet on the Southwesterly side of Blackburn Drive, and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Nashvillian Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Thomas L. Barry, Executor of the Estate of Virginia Lois Neely, Deceased, of record in Instrument No. 20230818-0064789, in the Register's Office of Davidson County, Tennessee, dated August 18, 2023, and recorded on August 18, 2023.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 1, 2026.

Affiant Signature

July 1, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27