Karen Johnson Davidson County
Batch# 1442671 DEEDQC
07/06/2026 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260706-0060762

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Katherine Anne Daniels
AFFIANT

Subscribed and sworn to before me on this day, July 2, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

New Owner Address:
Kate Daniels Family Trust
1404 Beechwood Ave
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
105-13-0-135.00

QUITCLAIM DEED

Katherine Anne Daniels ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Kate Daniels Family Trust**, dated July 2, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 2, 2026**.

Katherine Anne Daniels

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Katherine Anne Daniels**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 2, 2026.

Notary Public

My Commission Expires: _____

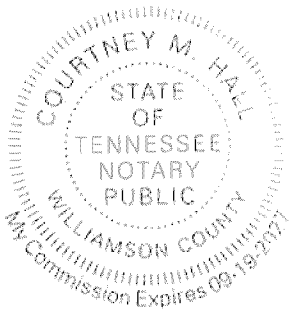


EXHIBIT A

Being Lot 1 the Plan of Washer's Subdivsion of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50.0 feet on the notrterly margin of Beechwood Avenue and extends back, between paralled lines, 188.0 feet to an alley.

Being the same property conveyed to Mark Geoffrey MacDonald and wife, Katherine Anne Daniels, from Laura Griffin, Married, by deed of record in Book 10939, Page 21, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Katherine Anne Daniels from Mark Geoffrey MacDonald by deed of record in Instrument No. 20201210-0144504, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1404 Beechwood Ave, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 2, 2026.

EZ Wiles

Affiant Signature

7/2/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 2, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027