THIS INSTRUMENT WAS PREPARED BY:

FLEXER LAW PLLC
Lewis A. Williams, Esq.
1900 Church Street, Suite 400
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1442833 DEEDQC
07/07/2026 10:22:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0060970

QUITCLAIM DEED

FROM: ZARA LYNN DOUGLAS

Map-Parcel No. 131-04-0-165.00

TO: GRAYSON DOUGLAS MCGRAW

Address New Owner(s) as follows:
GRAYSON DOUGLAS MCGRAW
1110 Frances Avenue
Nashville, TN 37204

Send Tax Bills To:
GRAYSON DOUGLAS MCGRAW
1110 Frances Avenue
Nashville, TN 37204

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, GRAYSON DOUGLAS MCGRAW, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled ZARA LYNN DOUGLAS v. GRAYSON DOUGLAS MCGRAW, Fourth Circuit Court for Davidson County, Docket no. 25D1019, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

GRAYSON DOUGLAS MCGRAW

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

Jamie Cannon
NOTARY PUBLIC

My Commission Expires: 1/22/29

JAMIE CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 22, 2029

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, ZARA LYNN DOUGLAS, does transfer, quitclaim and convey unto the said GRAYSON DOUGLAS MCGRAW, his heirs, successors, and assigns, all of rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The aforesaid property located at 1110 Frances Avenue, Davidson County, Nashville, Tennessee 37204, is more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of M. N. Young's Park View Subdivision of record in Plat Book 547, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Justin Hipps and Caroline Hipps, husband and wife by Deed from Anna Drinkard and Counce Drinkard, wife and husband of record in Instrument No. 20140326-0024970, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grayson McGraw and Zara Douglas, husband and wife, by Warranty Deed of record in Instrument No. 20200518-0051396 Register's Office for Davidson County, Tennessee, dated May 15, 2020, and recorded on May 18, 2020.

The conveyance of the above described parcel of land is subject to the following:

- The Plan of record in Plat Book 547, Page 173, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

- Sanitary Sewers and/or Storm Drainage Easement of record in Book 3675, Page 144, Register's Office for Davidson County, Tennessee.

- Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved property, known as 1110 Frances Avenue, Nashville, TN 37204

Witness my hand this 2nd day of July, 2026.

Zara Douglas
ZARA LYNN DOUGLAS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Zara Lynn Douglas, a Notary Public in and for said County and State, the within named ZARA LYNN DOUGLAS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Jamie Cannon
NOTARY PUBLIC

My Commission Expires: 1/22/29

JAMIE CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 22, 2029