Karen Johnson Davidson County
Batch# 1443434 DEEDQC
07/08/2026 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260708-0061809

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|---|---|
| **This Instrument Prepared By:**<br><br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is **$0**.<br><br>Affiant<br><br>HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2028<br><br>Sworn to and subscribed before me this 8th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: September 20, 2028<br><br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).** |

# QUITCLAIM DEED

**THIS INDENTURE**, made this 8th day of July, 2026, among:

**DOUGLAS WRENN AND DENISE ALMOND, HUSBAND AND WIFE,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**ALMOND WRENN TRUST DATED JULY 8, 2026,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 20 and the southerly 42 feet of Lot No. 1 on the Plan of S. A. Buchanan's Re-Subdivision of certain lots in Trinity Heights Addition, as of record in Book 547, Page 166, Register's Office for said County, described together as follows:**

**Beginning at a point in the westerly margin of Lischey Avenue 120 feet southerly from the southwesterly corner of the intersection of said Lischey Avenue and Marshall Street; thence westerly parallel with and 120 feet southerly from the southerly margin of said Marshall Street; 165 feet, more or less, to the easterly margin of an alley; thence southerly with the easterly margin of said alley 92 feet to the common corner of Lots Nos. 19 and 20; thence easterly with the line between said two lots 165 feet to a point in the westerly margin of said Lischey Avenue; thence northerly with the margin of the same 92 feet to the point of beginning.**

**Being the same property conveyed to Douglas Wrenn and Denise Almond, husband and wife by Warranty Deed from Denke 2, LLC, a Tennessee limited liability company dated October 14, 2022, and recorded October 17, 2022, at Instrument No. 20221017-0113193, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 1604 Lischey Avenue, Nashville, Tennessee 37207.**

**THIS DEED** has been prepared solely upon information furnished by **Douglas Wrenn and Denise Almond.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**DOUGLAS WRENN**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Douglas Wrenn**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2026.

Haley Drost, Notary Public
My Commission Expires: September 20, 2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

**DENISE ALMOND**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Denise Almond**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2026.

Haley Drost, Notary Public
My Commission Expires: September 20, 2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

**Owner Name & Property Address:**

Almond Wrenn Trust dated July 8, 2026
1117 Fatherland Street, Unit 202
Nashville, Tennessee 37206

**Responsible Party For Taxes:**

Almond Wrenn Trust dated July 8, 2026
1117 Fatherland Street, Unit 202
Nashville, Tennessee 37206

**Tax Map and Parcel: 071 12 0 009.00**

**Certificate of Authenticity**

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2026.

Affiant Signature

7/8/26
Date

**STATE OF TENNESSEE** )
) **ss.**
**COUNTY OF MAURY** )

Sworn and subscribed before me this 8th day of July, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY