Karen Johnson Davidson County
Batch# 1443886 DEEDQC
07/10/2026 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260710-0062402

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. James Brew Grimes III Affiant Subscribed and sworn to before me, this 9th day of July, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
James Brew Grimes III, Trustee 6447 Charlotte Road Cir Nashville, Tennessee 37209	SAME	102-08-0-007.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Brew Grimes III**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Brew Grimes III, Trustee of the James Brew Grimes III Living Trust, established by the Revocable Trust Agreement of James Brew Grimes III dated July 9, 2026**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 9th day of July, 2026.

James Brew Grimes III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Brew Grimes III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of July, 2026.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 7, SECTION 1, HORTON HEIGHTS, as shown on plat of record in Plat Book 2133, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Brew Grimes III, by deed from Stephen L. Force, of record as Instrument No. 20140401-0026584, Register's Office for Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 28. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2135, Page 118.

This is improved property known as 6447 Charlotte Road Cir, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 9, 2026.

07/10/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

