This Document Prepared By:

Ashley DeHahn, Esq.
1610 Oak Street, Suite 104
Solvang, CA 93463
805-697-7418

After Recording, Return and Mail Tax Statements To:

Mark A. Hemming and Sherry E. Soderquist-Hemming, Co-Trustees
2832 Quail Valley Road
Solvang, CA 93463

Karen Johnson
Batch # 1445336
07/13/2026 10:54:52 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260713-0062848

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, MARK A. HEMMING and SHERRY E. SODERQUIST-HEMMING, the GRANTORS,

Whose mailing address is 2832 Quail Valley Road, Solvang, CA 93463;

hereby convey and quitclaim to

MARK A. HEMMING and SHERRY E. SODERQUIST-HEMMING, as co-Trustees of THE MS HEMMING TRUST, U/A dated June 18, 2026, the GRANTEE,

Whose mailing address is 2832 Quail Valley Road, Solvang, CA 93463;

and to Grantee's successors and assigns, all of their undivided 40% interest in and to THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hanover Park of Sheffield of record in Plat Book 9700, Page(s) 154 through 156, inclusive, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark A. Hemming and Sherry E. Soderquist-Hemming, as to an undivided 40% interest, by Warranty Deed from Janice E. Ticich, of record as Instrument No. 20260501-0038859, Register's Office for Davidson County, Tennessee, dated April 24, 2026, and recorded on May 1, 2026.

More commonly known as 7613 River Fork Drive, Nashville, TN 37221.

Tax Parcel Number: 141-14-0A-002.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 18th day of June, 2026.

MARK A. HEMMING

SHERRY E. SODERQUIST-HEMMING

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

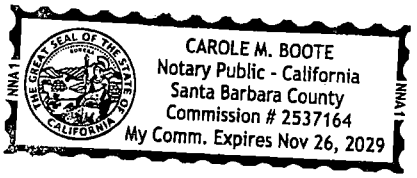
STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

On June 18, 2026, before me, CAROLE M. BOOTE, a Notary Public, personally appeared MARK A. HEMMING and SHERRY E. SODERQUIST-HEMMING, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carole M. Boote
Notary Public Signature



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

See Attached Just

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Barbara)

Subscribed and sworn to (or affirmed) before me on this 6th day of July, 2026, by Ashley DeHahn, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Carole M. Boote
Signature of Notary Public (Seal)

CAROLE M. BOOTE
Notary Public - California
Santa Barbara County
Commission # 2537164
My Comm. Expires Nov 26, 2029