Return to and

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Karen Johnson Davidson County
Batch # 1445371 DEEDQC
07/13/2026 11:10:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260713-0062882

Subscribed and sworn to before me this 10 day of July, 2026.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan David Minnear, Trustee Susan Alice Minnear, Trustee 2305 Springdale Drive Nashville, Tennessee 37215	New Owner	117-02-0-150-00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Ryan Minniear and Susan Minniear, as Trustees of The Minniear Revocable Trust dated August 21, 2015,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **RYAN DAVID MINNIEAR and SUSAN ALICE MINNIEAR, as co-Trustees of THE RYAN AND SUSAN MINNIEAR TENNESSEE COMMUNITY PROPERTY LIVING TRUST, U/A DATED JULY 10 , 2026,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Tract I:
Land in the 7th Civil District of Davidson County, Tennessee, being the Southerly 150 feet of the Easterly 25 feet of Lot No. 2 and the Southerly 150 feet of Lot No. 3 of Block 2 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos 2 and 3 front together 125 feet on the Northerly side of Springdale Drive and extend back between lines 150 feet to a dead line, measuring 125 feet, more or less, thereon.

Tract II:
Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 2 of Block 2 on the Map of Hampton's Subdivision of the Stokes Tract of record in Book 974, Page 24, of the Davidson County Register's Office, and described as follows:

Beginning at a point in the East boundary line of Lot No. 3 and the West boundary line of Lot No. 4, 150 feet from the Southeast corner of Lot No. 3 and the Southwest corner of Lot No. 4; thence Northerly 71.9 feet to a point, being the Northeast corner of Lot No. 3 and the Northwest corner of Lot No. 4; thence Northwesterly 105.8 feet to a point, being the Northwest corner of Lot No. 3 and the Northeast corner of Lot No. 2; thence continuing Northwesterly along the North boundary line of Lot No. 2, 25 feet to a point; thence South paralleling the West boundary line of Lot No. 3, 116 feet to a point; thence Southeasterly 25 feet to a point in the West boundary line of Lot No. 3, 150 feet North of the Southwest corner of Lot No. 3 and the Southeast corner of Lot No. 2; thence East 100 feet to the point of beginning in the East boundary line of Lot No. 3, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ryan and Susan Minniear, as Trustees of The Minniear Revocable Living Trust date August 21, 2015, from Ryan D. Minniear and Susan A. Minniear, husband and wife, or record in Instrument No. 20231208-0095077, in the Register's Office of Davidson County, Tennessee, dated December 4, 2023, recorded December 08, 2023.

Further being the same property conveyed to Ryan D. Minniear and Susan A. Minniear, husband and wife, by Warranty Deed from Sabalo Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20220307-0025707, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 07, 2022. *See Scrivener's Affidavit of record in Instrument No. 20231208-0095076, Register's Office of Davidson County, Tennessee correcting the middle initials of the titleholders from Ryan A. Minniear and Susan D. Minniear to Ryan D. Minniear and Susan A. Minniear.*

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors as Trustees of their Trust to themselves as Trustees of their Tennessee Community Property Living Trust.

This is improved property known as 2305 Springdale Drive, Nashville, Tennessee 37215.

Witness our hand this 10 day of July, 2026.

Ryan D. Minniear

Susan A. Minniear

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 **Ryan D. Minniear and Susan A. Minnear**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of July, 2026.

Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON