Karen Johnson Davidson County
Batch # 1447880 DEEDQC
07/16/2026 10:05:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064332

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Edward Thomas Counter, Trustee
ETC Trust
1812 Cromwell Drive
Nashville, TN 37215

Send tax notice to: Edward Thomas Counter, Trustee
ETC Trust
897 Oak Valley Lane
Nashville, TN 37220

Map and Parcel No. 158-10-011.00

TRUSTEE'S DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

WHEREAS, on December 17, 2015, Edward Thomas Counter established the Edward Thomas Counter Revocable Trust by written agreement ("Trust") as Grantor and Trustee;

WHEREAS, Edward Thomas Counter died on February 1, 2026;

WHEREAS, the Successor Trustee for said Trust is Edward Todd Counter and said Trust is validly in existence at the time of the execution of this deed;

WHEREAS, the Trust provides for the establishment of a trust for the benefit of Edward Todd Counter upon the Grantor's death;

WHEREAS, Edward Todd Counter is the Trustee for the ETC Trust, said beneficiary trust established under the Edward Thomas Counter Revocable Trust dated December 17, 2015; and,

WHEREFORE, Edward Todd Counter, Successor Trustee of the Edward Thomas Counter Revocable Trust dated December 17, 2015 ("Grantor"), and pursuant to his authority under the now irrevocable Trust agreement and in settlement thereof, does hereby convey and quitclaim to **Edward Todd Counter, Trustee of the ETC Trust** ("Grantee"), under said irrevocable Trust agreement dated December 17, 2015, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee being Lot No. 22 on the Plan of Forrest Trails, as of record in Book 3700, pages 24 and 25, Register's Office for said County.
>
> Said Lot No. 22 fronts 264.31 feet on the easterly margin of Cromwell Drive and runs back 594.7 feet on the northerly line and 462.2 feet on the southerly line to a line at the rear, measuring 202.8 feet thereon.

This conveyance is expressly subject to restrictions of record in Book 3929, page 248, said Register's Office, and the Plan of record in Book 3700, pages 24 and 25, said Register's Office, shows an owner's certificate, a 125-foot minimum building setback line from Cromwell Drive and a 10-foot easement for public utility purposes along the real line of said lot, and a 2.5x10 foot utility anchor easement located on the northwest corner of said lot and all limitations, restrictions, and encumbrances as may affect the property.

The legal description is taken from the prior deed of record. This property is commonly referred to as 1812 Cromwell Drive, Nashville, Tennessee.

Being the same property conveyed by quitclaim deed from Edward Thomas Counter to Edward Thomas Counter, Trustee of the Edward Thomas Counter Revocable Trust dated December 17, 2015, of record in Instrument No. 20160115-0004242, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 29 day of June, 2026.

EDWARD THOMAS COUNTER REVOCABLE TRUST DATED DECEMBER 17, 2015

Edward Todd Counter, Successor Trustee

Edward Todd Counter, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edward Todd Counter, Successor Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of the following satisfactory evidence: _____), and who acknowledged, upon oath, that he executed the same as his free act and deed for the purposes contained therein.

Witness my hand and official seal this 29th day of June, 2026.

My Commission Expires: 06-20-2029

NOTARY PUBLIC

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax as a deed from a Trustee to implement a testamentary devise and no oath of value is required in any transaction that is exempt from tax.