Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Theobald Family Trust dated July 14, 2026 113 Bowling Avenue Nashville, TN 37205	**104 05 0 254.00**	**Same**
This instrument prepared by: Carter Shelton Jon 2021 Richard Jones Road, Suite 240, Nashville, T		

Karen Johnson
Batch # 1448987
07/20/2026 08:46:09 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260720-0065087

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Patrick A. Theobald and Cecelia N. Theobald, husband and wife** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The Theobald Family Trust dated July 14, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **113 Bowling Avenue, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 14th day of July, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 14th day of July, 2026.

Patrick A. Theobald

Cecelia N. Theobald

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 **Patrick A. Theobald and Cecelia N. Theobald**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of July, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Richland Realty Co's First Addition to Subdivision "B", of record in Book 332, page 174, together with an easement for joint driveway of record in Book 6439, page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Patrick A. Theobald and Cecelia N. Theobald, husband and wife, by deed of record as Instrument Number 20111121-0091044, in the Register's Office for Davidson County, Tennessee.

This conveyance is subjec to the following:

The Plan of record in Plat Book 332, page 174 Register's Office for DAVIDSON County, Tennessee.
Joint Driveway Agreement of record in Book 6439, page 127, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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