Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Terrapin Station Revocable Trust dated July 15, 2026 **1209 5th Street North** **Nashville, TN 37207**	**071-16-0-192.00**	**Same**

Karen Johnson
Batch # 1449099
07/20/2026 10:31:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260720-0065224

This instrument prepared by: Carter Shelton Jones, I
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

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, **Jacob Gear** (the "Grantor") hereby conveys to Jacob Gear and Hailey Gear, as Tenants by the Entirety, and thereafter Jacob Gear and Hailey Gear, as Tenants by the Entirety, hereby transfer, assign, and quitclaim to **The Terrapin Station Revocable Trust dated July 15, 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 **1209 5th Street North, Nashville, TN 37207.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 15th day of July, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/29/2027

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 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 15th day of July, 2026.

Jacob Gear

Hailey Gear

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 **Jacob Gear and Hailey Gear**, 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 15th day of July, 2026.

Notary Public

My Commission Expires:
1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 94 and 95, as shown on the map entitled Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said Lot Nos. 94 and 95 adjoin and front together 60 feet on the Easterly side of North Fifth Street and Extend back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Jacob Gear, by deed of record as Instrument Number 20240927-0075191, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 421, page 12, said Register's Office.