Karen Johnson Davidson County
Batch# 1449623 DEEDQC
07/21/2026 08:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260721-0065649

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>File No. 39347-06-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is:<br>$0.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Black Dog Revocable Trust<br>10 Lymington Court<br>Brentwood, TN 37027 | Send Tax Bills To:<br>Regions Bank<br>2050 Parkway Office Circle<br>Birmingham, AL 35244 | Tax Information:<br>Map and Parcel No.:<br>160 11 0A 029.00 |

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, husband and wife ("Grantors"), do hereby quitclaim, transfer and convey unto Black Dog Revocable Trust under agreement dated December 10, 2024 ("Grantee"), Grantee's successors and assigns, all of Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Located in Davidson County, Tennessee: being lot 29, PLAN OF HEMMINGWOOD, PHASE I, II, III AND IV, as shown on plat of record in Plat Book 6900, Page 6, 7 and 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, husband and wife, by Warranty Deed from Gary W. Williams and wife, Donna R. Williams, of record in Instrument No. 202607210065647, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 10 Lymington Court, Brentwood, TN, 37027.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of July, 2026.

GRANTORS:

Timothy M. Dilbeck, Jr.

Caroline M. Dilbeck

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck, 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, at office, this 16th day of July, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

**Tennessee Certification of Electronic Document**

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/16/26 (date of document).

Affiant Signature

7/16/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

