Karen Johnson Davidson County
Batch# 1449633 DEEDQC
07/21/2026 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0065661

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 *et seq.* Jean F. Quick Affiant Sworn to and subscribed before me this July 16, 2026. Comm Exp: Notary Public

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-7-2028

This Instrument Prepared by: Robert M. Pautienus, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JEAN F. QUICK, Trustee		
QUICK HOUSE TRUST, dated July 9, 2026	SAME AS NEW OWNER	161-06-0-124.00
616 Vivian Drive		
Nashville, TN 37211		

QUITCLAIM DEED

BE IT KNOWN THAT THOMAS M. QUICK and wife, JEAN F. QUICK, purchased the subject property on July 9, 1971, by Corporate Warranty Deed of record in Book 4519, Page 896, Register's Office for Davidson County, Tennessee. THOMAS M. QUICK passed away on August 11, 2017, leaving JEAN F. QUICK as sole owner.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JEAN F. QUICK (Grantor), unmarried, do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JEAN F. QUICK, Trustee of the QUICK HOUSE TRUST, dated July 9, 2026 (Grantee), and any amendments thereto, being more particularly described as follows:

Being lot no. 205, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.

Said lot 205 fronts 80 feet on the northerly side of Vivian Drive, and runs back between parallel lines 155.0 feet to a line in the rear, on which it measures 80.00 feet.

Being the same property conveyed to THOMAS M. QUICK (deceased) and wife, JEAN F. QUICK, by Atlas Construction Company, by Corporate Warranty Deed of record in Book 4519, Page 896, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description is taken from the prior deed of record.

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

The property is known as 616 Vivian Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 16, 2026.

Jean F. Quick
JEAN F. QUICK

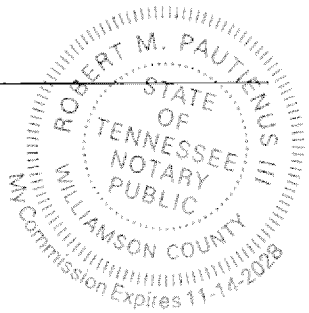
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN F. QUICK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 16, 2026.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 July 16, 2026.

7/16/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029