THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 21st day of July, 2026.

Notary Public
My Commission Expires: 01/22/2030

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Walnut Ridge Living Trust **1211C Montgomery Avenue** **Nashville, TN 37207**	**Walnut Ridge Living Trust** **1211C Montgomery Avenue** **Nashville, TN 37207**	**071-16-0-469.00**

Karen Johnson Davidson County
Batch# 1450660 DEEDQC
07/22/2026 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066604

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Katherine O'Bryan and spouse, Whitney Loren MacLeod** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Walnut Ridge Living Trust dated July 21, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 390 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Sarah Katherine O'Bryan and spouse, Whitney Loren MacLeod, Quitclaim Deed from Sarah Katherine O'Bryan and Whitney Loren MacLeod, dated July 21, 2026 and recorded July 22, 2026 in Instrument No. 20260722-0066533 **, in the Register's Office for Davidson County, Tennessee.**

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1211C Montgomery Avenue, Nashville, TN 37207**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 21st day of July, 2026.

GRANTORS:

Sarah Katherine O'Bryan

Whitney Loren MacLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of July, 2026, before me personally appeared Sarah Katherine O'Bryan and Whitney Loren MacLeod to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 21st day of July, 2026.

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 01/22/2030
(SEAL)

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 21, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 21st day of July, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2026.

Notary Public
My commission expires: 01/22/2030

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)