Karen Johnson Davidson County
Batch# 1451586 DEEDQC
07/24/2026 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260724-0067786

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES 10/25/2027

(AFFIX SEAL)

WG-QCD-TA-26-836

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Romona L Douglas-Matlock Revocable Living Trust U/A/D 7/6/2026	**Same as new owner**	
(NAME)	(NAME)	**10506008500**
836 Argyle Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROMONA L DOUGLAS AND RONALD B DOUGLAS AND RORY T DOUGLAS AND RYAN T DOUGLAS AND ROYCE E DOUGLAS**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE ROMONA L DOUGLAS-MATLOCK REVOCABLE LIVING TRUST U/A/D 7/6/2026** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 150

feet of Lot No. 9 Waverly Land Company's Subdivision, of record on Book 57, Page 95, Register's Office for Davidson County, Tennessee; and further described according to a survey by John Kohl dated June 25, 1986 as follows:.

SAID part of said lot fronts 50 feet on the northerly side of Argyle Avenue, formerly Fairview Avenue and runs back between parallel lines 201.5 feet more or less to an alley.

Being the same property conveyed to Romona L. Douglas, Ronald B. Douglas, Rory T. Douglas, Ryan T. Douglas, and Royce E. Douglas by Quitclaim Deed of Record in Instrument Number 20020426-0051814 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **836 Argyle Avenue, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 6 day of July, 2026

Romona L Douglas

Ronald B Douglas

Ryan T Douglas

Royce E Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROMONA L DOUGLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of July, 2026.

Notary Public
My Commission Expires: 11/05/29
(SEAL)

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD B DOUGLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 11/05/29
(SEAL)

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN T DOUGLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .8 (CS) of July, 2026

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11-08-2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROYCE E DOUGLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .15th (CS) of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11-08-2028
DAVIDSON COUNTY

Rory T Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RORY T DOUGLAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 July 2026

Notary Public
My Commission Expires: 03-22-2029
(SEAL)

VANESSA M APOLO
Notary Public - State of New York
No. 01AP6415606
Qualified in Queens County
My Commission Expires March 22, 2029

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/6,7/8,7/18,7/21,7/26/2026** (date of document).

Affiant Signature

Date **7/26/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **26** day of **July**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027