Karen Johnson Davidson County
Batch# 1452014 DEEDQC
07/28/2026 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260728-0068378

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2026.

Notary Public

My Commission Expires: 6/13/29

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Cahill and Paul Freeman 804 Crockett Street Nashville, TN 37207	New Owner	071 16 0 073.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lauren Gudmundson, Trustee, Da Beebs Land Trust,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Erin Cahill and Paul Freeman, wife and husband,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of its interest in the following land:

Land in Davidson County, Tennessee, Being the Easterly 60 feet on the Easterly one half (1/2) of Lot No. 4 on the Map of WILLIAMS AND HAYS COMPANY'S BELLEVIEW PLAN, as shown by plat of record in Plat Book 332, Page 51, of the Register's Office of Davidson County, Tennessee, said Easterly 60 feet of the Easterly one half (1/2) of Lot No. 4 fronts 60 feet on the Southerly side of Crockett Street and runs back between parallel lines 180 feet to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Lauren Gudmundson, Trustee, Da Beebs Land Trust, by Quitclaim Deed from Erin Jessica Cahill and Paul Freeman, of record in Instrument No. 20231016-0081060, in the Register's Office of Davidson County, Tennessee, dated October 04, 2023 and recorded on October 16, 2023.

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

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of July, 2026.

Da Beebs Land Trust

BY: Lauren Gudmundson, Trustee

STATE OF California)
COUNTY OF Ventura)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren Gudmundson**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trustee of **Da Beebs Land Trust**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10 day of July, 2026.

Notary Public

My Commission Expires: Dec 6th, 2028

SHOBANADEVI KANNAN
COMM. # 2504178
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMM. EXPIRES DEC. 6, 2028

Certificate of Authenticity

I, Harly Pickerign, 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 7/10/26.

Date

Affiant Signature

7/27/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 20 26.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)