Karen Johnson Davidson County
Batch# 1452349 DEEDQC
07/29/2026 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069485

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
MIRIAM F. PITTMAN, Co-Trustee DAVID M. FERRISS, III, Co-Trustee FERRISS INVESTMENT HOLDINGS TRUST dated April 7, 2026 4400 Belmont Park Terrace, Unit 216 Nashville, TN 37215	SAME	131030C21600CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this April 7, 2026.

Notary Public
My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, DAVID FERRISS, JR. and PAMELA FERRISS, Husband and Wife, hereinafter called Grantors, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto MIRIAM F. PITTMAN and DAVID M. FERRISS, III, Trustees, of the FERRISS INVESTMENT HOLDINGS TRUST, dated April 7, 2026, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on April 7, 2026.

BY: _____
DAVID FERRISS, JR.

_____
PAMELA FERRISS

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 DAVID FERRISS, JR. and PAMELA FERRISS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 7th day of April, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

EXHIBIT A

PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Building Site 216 on the Plan of Arden Place, Section Eight, of record in Book 5210, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DAVID FERRISS, JR. and PAMELA FERRISS, Husband and Wife, by Warranty Deed of record from MARY K. NICHOLS, TRUSTEE OF THE MARY K. NICHOLS REVOCABLE LIVING TRUST dated March 17, 2025, Instrument No. 20250815-0065167, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, page 7, said Register's Office, which Plan shows minimum building set back lines and easements, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 5231, page 375, Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296, Instrument 20211229-0171164, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Arden Place Homeowners Association, Inc. of record in Book 4749, page 634, said Register's Office; Said property is subject to first right of refusal; and Declaration of Boundary Line of record in Book 8813, page 398, said Register's Office.

This is improved property known as 4400 Belmont Park Terrace, Unit 216, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX 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 April 7, 2026 (date of document).

Signature

April 7, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of April 2026.

Notary Public
My Commission expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027