Karen Johnson Davidson County
Batch# 1452397 DEEDQC
07/29/2026 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069616

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2405 Belmont Blvd Trust 2405 Belmont Blvd. Nashville, TN 37212	**104-16-0-295.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **MEGAN CECELIA FOWLER** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim, and convey unto the **2405 BELMONT BLVD TRUST U/T/A DATED JULY 21, 2026** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being the Southern three (3) feet of the Northerly one-half of Lot No. 177 on the Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, Page 34, Register's Office for said County; said part of said lot being three (3) feet off the South side of the Northerly one-half of Lot 177 and fronts three (3) feet on the West side of Belmont Boulevard, running back between parallel lines 175 feet, more or less, to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the Southerly half of Lot 177 on the Belmont Land Company's Plan of Lots called Belmont Heights and of record in Plat Book 421, Page 34, Register's Office for said County; said Southerly half of Lot 177 fronts 53 feet on the West side of Belmont Boulevard and extends back on a South line with the North line of Lot 178, 175 feet to an alley, (thence) running with (said) alley Northerly 45 feet to the Southerly line of the Northerly half of Lot No. 177; thence with said Southerly line of North-half of Lot 177, 175 feet to Belmont Boulevard.

Being the same property conveyed to MEGAN GREFFEN FOWLER by deed from LESLIE C. FOWLER AND MEGAN C. FOWLER, HUSBAND AND WIFE, of record in Instrument No. 202607290069615 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2405 Belmont Blvd., Nashville, Davidson County, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 21 day of July, 2026.

GRANTOR:

MEGAN CECELIA FOWLER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **MEGAN CECELIA FOWLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 1-22-2029

MATTHEW W. NACHATELO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21 day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 1-22-2029

MATTHEW W. NACHATELO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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).

Affiant Signature

7-28-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2026.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY