Karen Johnson Davidson County
Batch# 1452910 DEEDQC
07/31/2026 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260731-0070697

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Arthur C. Best, Jr., Co-Trustee Deborah C. Best, Co-Trustee 91 Blackburn Avenue Nashville, TN 37205	same	130 02 0 174.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Deborah C. Best (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Arthur C. Best, Jr. and Deborah C. Best, and their successors in trust, as Co-Trustees of the Arthur and Deborah Best Trust dated July 29, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 101, Bransford Realty Co. Belle Meade Golf Links, as of record in Plat Book 6200, page 352, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah C. Best by Quitclaim Deed dated May 1, 2007, from Arthur C. Best, Jr. of record at Instrument No. 20070502-0052487 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 91 Blackburn Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property, including: All matters appearing on the Plan of record as Book 6200, page 352, Register's Office for Davidson County, Tennessee, and easement for driveway of record in Book 8003, page 323, Register's Office for Davidson County, Tennessee. A. Harrison Johnson, Jr. and wife, Mary K. Johnson have conveyed their interest in said easement to Fidelity Federal Bank, F.S.B. by Quitclaim Deed of record in Book 8372, page 906, Register's Office for Davidson County, Tennessee.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Arthur and Debbie Best Trust dated July 29, 2026, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 29th day of July, 2026.

Debbie C. Best

Deborah C. Best, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Deborah C. Best, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29 day of July, 2026.

Erica L. Martin

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) .

Debbie C. Best

Deborah C. Best, Affiant

Subscribed and sworn to before me this 29 day of July, 2026.

Erica L. Martin

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 7/29/2026.

Carla L Lovell
Carla Lovell

7/29/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of July, 2026.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

