Karen Johnson Davidson County
Batch# 1455876 DEEDQC
08/05/2026 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260805-0072034

This Instrument prepared by and after recording return to:

Travis L. Strickler, 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:
Wolfie and Dori Trust 5617 Hillview Drive Brentwood, TN 37027	**159-00-0-160.00**	**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 **C. REX GARDNER, and wife, EDWINA M. GARDNER,** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim, and convey unto the **WOLFIE AND DORI TRUST U/T/A DATED JULY 31, 2026** (hereinafter "Grantee") created pursuant to Tennessee Code Annotated Section 35-15-510, and such section shall apply to the property being transferred hereunder, its successors and assigns, all of Grantors' right, title, and interest in and to those certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bokor Heights, Section 2, as of record in Book 4300, Page 1, Register's Office for Said County.
>
> Said Lot No. 10 fronts 318.35 feet on the northerly side of Hillview Drive and extends back 115 feet on the easterly line and 275 feet on the westerly line to a dead line measuring 369.99 feet thereon.
>
> Being the same property conveyed to C. REX GARDNER and wife, EDWINA M. GARDNER, by deed from T. LARRY EDMONDSON, Trustee for the bankrupt estate of ROBERT T. PHILLIPS, Case No. 389-09694, of record in Book 8219, Page 722 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5617 Hillview Drive, Brentwood, Davidson County, Tennessee 37027.

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.]

202608050072034

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 31 day of July, 2026.

GRANTORS:

Charles Rex Gardner
C. REX GARDNER

Edwina M Gardner
EDWINA M. GARDNER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **C. REX GARDNER and wife, EDWINA M. GARDNER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July, 2026.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Charles Rex Gardner
Affiant

Subscribed and sworn to before me, this 31st day of July, 2026.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

NSH 4006061.1

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 GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

202608050072034

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 31, 2026 (date of document).

Affiant Signature

7-31-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2026.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY