This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1456163 DEEDQC
08/06/2026 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072465

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
BLP Tennessee Community Property Trust 3801 Richland Avenue Nashville, TN 37205	Same	104 09 0 104.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Benjamin Grant Page, Jr. and wife, Elizabeth Robinson Page ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Benjamin G. Page, Jr. and Elizabeth R. Page Trustees of the BLP Tennessee Community Property Trust u/d/a August 5, 2026, its successors and assigns. The real estate is described as follows:

> Being Lot No. 16 of Block No. 9 of Richland Realty Company's First Subdivision, Division "A" as of record in Book 161, page 151, Register's Office for said County (Note: that the plan of record shows the same subdivided into blocks but does not show the blocks subdivided into Lots).
>
> Said Lot No. 16, being a corner lot at the intersection of Richland Avenue and Christopher Street, fronts 100 feet on the southerly side of Richland Avenue and runs back 200 feet on its easterly line which is the westerly margin of Christopher Street and 200 feet on its westerly line, to a line at the rear measuring 100 feet thereon.
>
> Being the same property conveyed to Benjamin Grant Page, Jr., and wife Elizabeth Robinson Page, by Installment Deed from Sam Oolie, an unmarried person, of record in Book 5817, Page 709, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409 is $-0-.

Subscribed and sworn to before me this the 5th day of August, 2026.

Affiant

Notary Public

My Commission Expires:
03/05/2030

J.D. PAYNE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is improved property known as 3801 Richland Avenue, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 5th day of August, 2026.

Benjamin Grant Page, Jr., Grantor

Elizabeth Robinson Page, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Grant Page, Jr. and wife, Elizabeth Robinson Page, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 5th day of August, 2026.

Notary Public

My Commission Expires:
03/05/2030

J.D. PAYNE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, R. Whitney Boyd, 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 August 5, 2026.

Date: 08/05/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 5, 2026.

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030