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# 1456176 DEEDQC
08/06/2026 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072489

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Whitcomb Tennessee Community Property Trust 413 Brock Rd. Charlotte, TN 37036	Same	093 06 OA 263.00

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, Emily Whitcomb does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Mary Emily Whitcomb and Valerie A. Whitcomb, as tenants by the entirety, who immediately thereafter do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in such property unto Mary Emily Whitcomb and Valerie A. Whitcomb as Trustees of the Whitcomb Tennessee Community Property Trust u/d/a November 30, 2021, its successors and assigns. The real estate is described as follows:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1707 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.
>
> Being the same property conveyed to Emily Whitcomb from Encore Phase I Development Company, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20090302-0018114, February 27, 2009, and recorded March 2, 2009, 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 4th 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 301 Demonbreun Street, Unit 1707, Nashville, TN 37201.

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 4th day of August, 2026.

_____
Emily Whitcomb, Grantor
(a/k/a Mary Emily Whitcomb)

_____
Valerie A. Whitcomb, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Whitcomb (a/k/a Mary Emily Whitcomb) and Valerie A. Whitcomb, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of August, 2026.

_____ My Commission Expires: 03/05/2030
Notary Public

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 4, 2026.

Date: 08/04/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 4, 2026.

J.D. PAYNE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030