Karen Johnson Davidson County
Batch# 1456570 DEEDQC
08/07/2026 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0073040

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Donald G. Everard and Tiffany L. Everard, Trustee 587B Douglas Lane Gallatin, TN 37066	Same	105 01 1E 002.00

Quitclaim Deed to Trustee

Grantor: Donald G. Everard and Tiffany L. Everard, Husband and Wife
Grantee: Donald G. Everard and Tiffany L. Everard, Trustee of the Revocable Trust of Donald G. Everard and Tiffany L. Everard, dated May 18, 2026

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 14th Avenue Townhomes, a Horizontal Property Regime with Private Elements, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161021-0111761, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Donald G. Everard and Tiffany L. Everard by deed from TM Investment, LLC, a Tennessee limited liability company, of record at Instrument No. 20181023-0105001, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 913B 14th Avenue South, Nashville, TN 37212.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Donald G. Everard, Grantor

Tiffany L. Everard, Grantor

State of Tennessee
County of Sumner

On July 28, 2026, before me personally appeared Donald G. Everard, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027

State of Tennessee
County of Sumner

On July 28, 2026, before me personally appeared Tiffany L. Everard, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 12/27/2027

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Donald G. Everard, Trustee
Grantee

Sworn to and subscribed before me on July 28, 2026.

Notary Public
My commission expires: 12/27/2027

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 28, 2026.

Signature

7/28/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on July 31, 2026.

Notary's Signature
My Commission Expires: 11/20/29

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER