Karen Johnson Davidson County
Batch# 1456679 DEEDQC
08/10/2026 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260810-0073244

PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 5, 2026.

Notary Public

My Commission Expires:

HARMONY JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 21, 2028

New Owner Address:
Rice Family Trust
4612 Tara Dr.
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 05 0A 109.00

QUITCLAIM DEED

Leonidas Edwin Rice, Jr., married ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Rice Family Trust**, dated August 5, 2026 ("Grantee"), a revocable trust established by the Grantor and the Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Angeline Owens Rice**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 5, 2026**.

Leonidas Edwin Rice, Jr.

Angeline Owens Rice

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Leonidas Edwin Rice, Jr. and Angeline Owens Rice**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 5, 2026.

Notary Public

My Commission Expires:

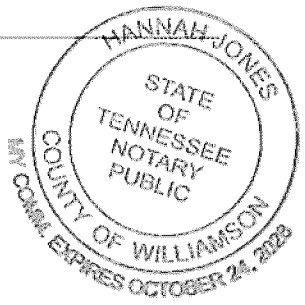


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 109 on the Plan of Section One, Jefferson Square Townhouses of record in Plat Book 4675, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a Horizontal Property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-003416, Register's Office for said County.

Being the same property conveyed to Leonidas Edwin Rice, Jr., married, from Jason M. Whalen and wife, Gael Whalen, by deed of record in Instrument No. 20161018-0110186, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 109 Jefferson Square, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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.

Affiant Signature

8-5-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 5, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028