Karen Johnson Davidson County
Batch# 1458800 DEEDQC
08/11/2026 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260811-0074026

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 7th day of August, 2026. Notary Public My Commission Expires: 03/05/2030

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner as:	Tax Bill To:	Map / Parcel
Jeanne A Close et al 105 Alton Road Nashville, TN 37205	New Owner	129-08-138.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jeanne A. Close (hereinafter referred to as the "Grantor") do hereby reserve and retain a life estate unto myself and quitclaim and convey unto Amber L. Close and Richard C. Close Jr., (hereinafter referred to as the "Grantees") all of the future remainder interest in the following described parcel of real estate located in Davidson County, Tennessee.

Lot 20, Block "A", on the plan of 2nd Revised Plan of Highlands of Belle Meade No 2, Blocks A, B. C, & D, of record in Plat Book 1130, Page 62,

Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeanne A. Close by Warranty Deed from Steven C. Hooper and wife Laura S. Hooper, of record in Instrument No. 20030723-0103447, Register's Office of Davidson County, Tennessee.

This is improved property known as 105 Alton Road, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 7th day of August, 2026.

JEANNE A. CLOSE
Jeanne A. Close

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 7th day of August, in the year 2026, before me the undersigned, personally appeared **Jeanne A. Close**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 7th day of August, 2026.

My Commission Expires: March 05, 2030

Notary Public

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 08/07/26

AFFIANT SIGNATURE

8/7/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 7th day of August, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030