Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Galbierz Family Trust dated February 5, 2026 615 Post Oak Circle Brentwood, TN 37027	**072 09 0 163.00**	**Same**

Karen Johnson Davidson County
Batch # 1458933 DEEDQC
08/12/2026 09:22:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074436

This instrument prepared by: Carter Shelton Jones, PLC
1 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Thomas R. Galbierz** (the "Grantor") hereby conveys to Thomas R. Galbierz and Mary Melody Galbierz, as Tenants by the Entirety, and thereafter Thomas R. Galbierz and Mary Melody Galbierz, as Tenants by the Entirety, hereby transfer, assign, and quitclaim to **The Galbierz Family Trust dated February 5, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **922 Spain Avenue, Nashville, TN 37216.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

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

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 5th day of February, 2026.

Thomas R. Galbierz

Mary Melody Galbierz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas R. Galbierz and Mary Melody Galbierz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 5th day of February, 2026.

Notary Public

My Commission Expires:
1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the westerly half of Lot No. 34 on the Map of of Bush Spain's Subdivision, of record in Plat Book 161, Page 129, said Register's Office. Said part of said lot fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Thomas R. Galbierz, by deed of record as Instrument Number 20150430-0038631, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. All matters as set forth per Plat Book 161, Page 129, said Register's Office
2. All limitations, restrictions, and encumbrances as may affect the Property