This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1459383 DEEDQC
08/13/2026 01:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260813-0075540

QUIT CLAIM DEED

From: Mary F. Bristow and Cumberland Trust & Investment Company, as Co-Trustees of the 2011 FRANCES BRISTOW DYNASTY TRUST AGREEMENT dated March 28, 2011, f/b/o David Bristow, Grantor

Map and Parcel Number(s):
11802029500

To: 8th AVENUE SOUTH, LLC, Tennessee limited liability company, Grantee

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Address New Owner:

8th Avenue South, LLC
c/o Cumberland Trust & Investment Company
40 Burton Hills Blvd., Suite 300
Nashville, Tennessee 37215

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:
8th Avenue South, LLC
c/o Cumberland Trust & Investment Company
40 Burton Hills Blvd., Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

C. Bristow, SVP, Cumberland Trust, Trustee

Affiant

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Sworn to and subscribed before me, this 10th day of August, 2026.

Lindsay L. Hardin

Notary Public

My Commission Expires: 3-9-2027

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Cumberland Trust & Investment Company and Mary F. Bristow, as Co-Trustees of the 2011 FRANCES BRISTOW DYNASTY TRUST AGREEMENT dated March 28, 2011, f/b/o David Bristow (the "Grantor"), does hereby quitclaim unto 8th AVENUE SOUTH, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 2407 8th Avenue South, Unit 414, Nashville, Davidson County, Tennessee 37215.

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

[SIGNATURE APPEARS ON THE FOLLOWING PAGES]

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

Witness my hand this 10th day of August, 2026.

GRANTOR:

CUMBERLAND TRUST & INVESTMENT COMPANY, CO-TRUSTEE OF THE 2011 FRANCES BRISTOW DYNASTY TRUST AGREEMENT DATED MARCH 28, 2011 F/B/O DAVID BRISTOW INTEREST

By: C. Bradshaw

Caroline Bradshaw, Trust Officer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE BRADSHAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trust Officer of Cumberland Trust & Investment Company, trustee of the 2011 Frances Bristow Dynasty Trust Agreement dated March 28, 2011 F/B/O David Bristow, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 10th day of August, 2026.

Lindsay L Hardin

Notary Public

My Commission expires: 3-9-2027

[ADDITIONAL SIGNATURE APPEARS ON THE FOLLOWING PAGE

LINDSAY L. HARDIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Witness my hand this 10th day of August, 2026.

Mary F. Bristow, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lindsay Hardin, a Notary Public of said County and State, personally appeared Mary F. Bristow, Co-Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the 2011 FRANCES BRISTOW DYNASTY TRUST AGREEMENT, dated March 28, 2011, and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of August, 2026.

Notary Public

My Commission Expires: 3-9-2027

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, tennessee, being Unit 414, Eight south Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eight South Mixed-Use Condominium established by Master Deed of eighth South Misedj-Use Condominium recorded in Instrument No. 20170619-006465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the providision of Tennessee code Annotated Title 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, and the filed plat as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copies verbatim herein for a more complete identification and description of said Unit.

Being the same property as conveyed to Cumberland Trust & Investment Company, Co-Trustee and Mary F. Bristow, Co-Trustee, of the 2011 Frances Bristow Exempt Dynasty Trust Agreement dated March 28, 2011, f/b/o David Bristow, by Warranty Deed from Eighth South, LLC, a Tennessee limited liability company of record as Instrument No. 20180402-0030336, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Keaton Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of 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 10, 2026.

K. Wilson
Affiant Signature

8/12/26
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2026.

Notary's Signature

My Commission Expires: 11/05/29

Notary Seal

