This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1460001 DEEDQC
08/17/2026 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076479

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
CEO Trust	Same	082 04 0 128.00
1015 N 6th Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Colin John O'Brien O'Shea and Erin Maurer O'Shea, husband and wife ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Colin John O'Brien O'Shea and Erin Maurer O'Shea, Co-Trustees of the CEO Trust u/d/a August 17, 2026, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Sharpe and Crutchers Addition of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Colin John O'Brien O'Shea and Erin Maurer O'Shea, husband and wife, from Benjamin W. Rodriguez and Karley J. Rodriguez, husband and wife, by Warranty Deed of record in Instrument No. 20180719-0070593, dated July 17, 2018 and recorded July 19, 2018, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 17th day of August, 2026.

Affiant _____

Notary Public _____ My Commission Expires: 03/05/2030

This is improved property known as 1015 N 6th Street, Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 17th day of August, 2026.

Colin John O'Brien O'Shea, Grantor

Erin Maurer O'Shea, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colin John O'Brien O'Shea and Erin Maurer O'Shea, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of August, 2026.

Notary Public My Commission Expires: 03/05/2030

Certificate of Authenticity

I, R. Whitney Boyd, 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 August 17, 2026.

Date: 08/17/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Sworn and subscribed before me on August 17, 2026.

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030