Karen Johnson Davidson County
Batch# 1461784 DEEDQC
08/18/2026 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260818-0076944

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ELAHEH@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 14, 2026.

Notary Public

My Commission Expires:

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

New Owner Address:
Hiatt Family Trust
6331 Bresslyn Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
118 08 0 046.00
118 08 0 047.00

QUITCLAIM DEED

Michael L. Hiatt ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Hiatt Family Trust**, dated August 14, 2026 ("Grantee"), a revocable trust established by the Grantor and 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, **Diana McKinney Hiatt**, 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 14, 2026**.

Michael L. Hiatt

Diana McKinney Hiatt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael L. Hiatt and Diana McKinney Hiatt**, 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 14, 2026.

Notary Public

My Commission Expires:

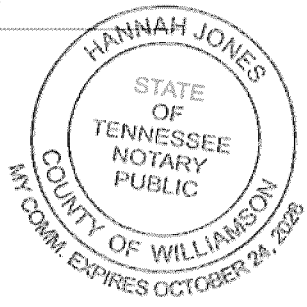


EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 312 and 313 on the Plan of Grandview Heights Subdivision of Lot "A", as of record in Book 161, Page 169, Register's Office for said County.

Said Lot No. 312 fronts 50 feet on the westerly side of Kline Avenue and extends back between parallel lines, with the northerly margin of Melrose Street, 150 feet to an alley.

Said lot No. 313 fronts 50 feet on the westerly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael L. Hiatt from Triangle Leasing, a Tennessee general partnership, (successor to FHD Properties by merger on October 27, 1999) by deed of record in Instrument No. 20150116-0005020, 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 2321 and 2323 Kline Ave, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, 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 14, 2026.

E Z Wiles

Affiant Signature

8/14/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 14, 2026.

Hannah Jones

Notary Public

My Commission Expires:

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