Karen Johnson
Batch # 1462373
08/20/2026 12:12:19 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260820-0077653

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
FT Buntin Community Property Trust Attn: E. Frazer Buntin, Trustee 3111 Forest Park Avenue Nashville, TN 37215	E. Frazer Buntin 3111 Forest Park Avenue Nashville, TN 37215	11701012900

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Eugene Frazer Buntin** (being one and the same as E. Frazer Buntin) and **Tiffany McDaniel Buntin**, as Grantors, by these presents do hereby quitclaim and convey unto **The FT Buntin Community Property Trust, U/A Dtd. the 20h day of August, 2026**, as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 3111 Forest Park Avenue, Nashville, Tennessee 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 20th day of August, 2026.

Eugene Frazer Buntin

Tiffany McDaniel Buntin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alison Altshuler, a Notary Public in and for said County, **Eugene Frazer Buntin** and **Tiffany McDaniel Buntin**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2026.

Notary Public

My Commission Expires: 1-22-2029

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Eugene Frazer Buntin, Trustee

Subscribed and sworn to before me, this 20th day of August, 2026.

Notary Public

My Commission Expires: 1-22-2029

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

EXHIBIT "A"

Land in Davidson County, State of Tennessee, being described as following, to-wit:

Being the Easterly one-half of Lot No. 15 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Plat Book 161, Page 144, Register's Office for Davidson County, Tennessee. Said part of Lot. No. 15 fronts 115 feet on the Southerly side of Forest Park Avenue and runs back between parallel lines, 200 feet to the Northerly line of Lot No. 14.

Subject to any setback lines, rights of way, easements, notes and any and all other matters shown, described, or noted on plat recorded in Plat Book 11, Page 41, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to E. Frazer Buntin and Tiffany Buntin by Quitclaim Deed from E. Frazer Buntin, of record as Instrument No. 20161102-0115957, Register's Office for Davidson County, Tennessee, dated October 21, 2016, and recorded on November 2, 2016.

The foregoing description was taken from the prior deed of record. *See* T.C.A. § 66-24-121.