QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1464250 DEEDQC
08/26/2026 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260826-0078740

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Tennessee COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on August 20, 2026.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
KEC III Revocable Living Trust 334 Blackman Road Nashville, TN 37211	Same as New Owner	147 05 0018.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Kenneth E. Cooper III, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto the KEC III Revocable Living Trust, dated August 20th, 2026, hereinafter called **"GRANTEE,"** its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 233 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, Pages 57 and 58, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kenneth E. Cooper III, by Warranty Deed from Donna S. Grant, dated December 29th, 2006, and recorded on January 4th, 2007, of record in Instrument No. 20070104-0001761, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 334 Blackman Road, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on August 20, 2026.

Kenneth E. Cooper III

STATE OF Tennessee

COUNTY OF Williamson

On August 20, 2026, before me personally appeared **Kenneth** E. Cooper III, to me known (or **proved to** me **on the basis of satisfactory** evidence) to be the **person described** in and who executed the **foregoing** instrument for the purposes therein contained.

Witness my hand and official seal on August 20, 2026.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 8/20/2026.

John Cobb Rochford

Date: 8/20/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8/20/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29