Karen Johnson Davidson County
Batch# 1464393 DEEDQC
08/26/2026 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260826-0078954

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF Knox The actual consideration for this transfer is: $10.00 Sandra K. Gahan SANDRA K. GAHAN, AFFIANT Subscribed and sworn to before me, this 20th day of August 2026. Betty Krachey NOTARY PUBLIC My Commission Expires: 07/07/2027 STATE OF TENNESSEE NOTARY PUBLIC Affix Notary Public My Commission Expires

Notarized remotely using audio-video communication technology via Proof.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DAVID LAWWILL, KELLY O'NEILL, and JOHN R. WILKS, CO-TRUSTEES 1400 Riverside Drive Nashville, TN 37206	New Owner	Map and Parcel No.: 083-03-0-118.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Sandra K. Gahan**, ("Grantor") do hereby quitclaim, transfer and convey unto **David Lawwill, Kelly O'Neill, and John R. Wilks, Co-Trustees of the Sandra K. Gahan Revocable Trust, created** August 20th **, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1400 Riverside Drive, Nashville, Tennessee 37206, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 and the southerly fifty feet of Lot No. 2 on the unrecorded Map of Mrs. Mollie Buchanan's Subdivision of part of Lot No. 60 in the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee,

described, according to a survey made April 22, 1935, by Erle Drake, County Surveyor, for Davidson County, Tennessee.

SAID Lot No. 1 and the southerly fifty feet of Lot No. 2 join and front together with one hundred and fifty feet on the westerly side of Riverside Drive and run back, between parallel lines, with the northerly margin of Creighton Avenue, one hundred and ninety feet to a dead line.

INCLUDED in the above description but excluded in the above description is that parcel conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 5953, Page 466, said Register's Office.

Being the same property conveyed to Sandra K. Gahan from Terry A. Franseen and wife, Barbara Hampton Franseen, by Warranty Deed recorded in the Register's Office of said county and state at Book 9007, Page 272-274.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20th day of August 2026.

Sandra K. Gahan

Sandra K. Gahan, Grantor

STATE OF TENNESSEE)

COUNTY OF Knox)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sandra K. Gahan**, the Grantor, 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.

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

Betty Krachey

Notary Public

My Commission Expires: 07/07/2027



Online Notary Public
My Commission Expires
July 7, 2027

Notarized remotely using audio-video communication technology via Proof.

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CERTIFICATE OF AUTHENTICITY

I, David E. Heller, 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 20, 2026.

Date

Affiant Signature

8/20/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of August, 2026.

Notary's Signature

My Commission Expires: 9/3/2029

Date

Notary's Seal (if on paper)

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON