Karen Johnson Davidson County
Batch# 1464787 DEEDQC
08/26/2026 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260826-0079470

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
KEATON A. RYE and DANIEL PRESTON PAGE, as Co-Trustees of THE PAGE INVESTMENT TRUST III U/A DATED DECEMBER 23, 2025 915 Twin Elms Ct, Nashville, TN 37210	New Owner	05209017000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **GREGORY PAGE** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **KEATON A. RYE AND DANIEL PRESTON PAGE, AS CO-TRUSTEES OF THE PAGE INESTMENT TRUST III U/A DATED DECEMBER 23, 2025,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 71 on the Plan of Woodale Grove Annex of record in Plat Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gregory Page by Warranty Deed dated January 10, 2014, from Mike Roelofsz and wife, Judy Roelofsz of record in Instrument No. 20140113-0003171, Register's Office for Davidson County, Tennessee.

Notice is hereby given that this conveyance is a transfer to an entity to be wholly owned by a trustee of a Tennessee Investment Services Trust, and such conveyance is intended to be a qualified disposition pursuant to TCA Sec. 35-16-101, et. seq.

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

This is improved property known as 2680 Miami Ave., Nashville, TN 37214 The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date set forth below.

Grantor:

Gregory Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gregory Page**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this this 19th day of May 2026.

Notary Public

My commission expires: 2/17/30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me, this this 19th day of May, 2026.

Notary Public

My Commission Expires: 2/17/30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am 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 May 19, 2026.

Signature

8/21/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

8/21/26
Date

My Commission Expires: 2/17/26

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY