Karen Johnson
Batch # 1464800
08/27/2026 08:08:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260827-0079484

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by, and Mail to:

Name:	Jeffrey S. Strickland, Esq.
Firm:	Strickland Law, PLLC
Address:	104 East Park Drive, Building 300 Brentwood, Tennessee 37027
Phone Number:	615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Erica Christine Reed, Trustee	Current Lienholder	104 15 0 061.00
2535 Ashwood Avenue		
Nashville, Tennessee 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Erica Christine Reed ("Grantor"), does hereby convey and quitclaim unto Erica Christine Reed, Trustee, of the EC Reed Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 47 on the Map of Sunset Park, as of record in Book 332, Page 132, said Register's Office. Said part of Lot No. 47 fronts 50 feet on the Southerly side of West Ashwood Avenue formerly "A" Street, and runs back between parallel lines 160.5 feet to a dead line.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Erica Christine Reed, by warranty deed from Robert L. Kendall Jr. and wife, Patricia S. Kendall, dated July 29, 2010, of record as Instrument No. 20100803-0060843, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 2535 Ashwood Avenue, Nashville, Tennessee 37212.

This conveyance is also subject to any and all property taxes, existing liens, encumbrances, lawful covenants, conditions, restrictions, titles, interests, utilities lines, easements of record,

rights-of-way, public and private, and any applicable plat of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 26th day of August, 2026.

Erica Christine Reed

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Erica Christine Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of August, 2026.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Erica Christine Reed

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of August, 2026.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028