After recording, return document and
Send future tax statements to>

Helene M. Cole, CPA
330 Franklin Rd.
Ste 135A-129
Brentwood, TN 37027

TAX INFORMATION: 11801010500

Karen Johnson Davidson County
Batch # 1464840 DEEDQC
08/27/2026 09:32:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260827-0079568

The INSTRUMENT PREPARED BY:
Helene M. Cole, CPA
330 Franklin Rd.
Ste 135A-129
Brentwood, TN 37027

QUITCLAIM DEED

Address New Owner:

James R. Lauderdale
1103 Caruthers Avenue
Nashville, TN 37204

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all which is hereby acknowledged, Helene M. Cole, Successor Trustee, pursuant to a Trust dated April 15, 2013 (herein referred to as the

"Grantor") does hereby quitclaim, transfer and convey unto James R. Lauderdale, a married man as his sole and separate property, his heirs and assigns all of her rights, titles and interest in real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 7 and Lot No. 8 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said Lot Nos. 7 and 8 front together 100.0 feet on the Southerly side of Caruthers Avenue and run back between parallel lines with the Westerly margin of 11th Avenue South, 170.00 feet to an alley.

Being the same property conveyed to Gary Haber, Trustee, pursuant to a Trust dated April 15th, 2013 by Warranty Deed from Mark Howard, married, recorded on the 10th day of May, 2013 in instrument No. 20130510-0047277, in the Register's Office of Davidson County, Tennessee.

Helene M. Cole being named as Successor Trustee in Second Amendment to Trust.

This is improved property known as 1103 Caruthers Avenue Nashville, TN 37204.

Grantor covenants that they are legally seized and possess said real property in fee simple, have a good right to convey it, and the same is unemcumbered, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21th day of August, 2026.

Helene M. Cole, Trustee

Helene M. Cole, Trustee

STATE OF Montana

COUNTY OF Park

On this 21 day of August, 2026 before me personally appeared

Helene Cole

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged to me that she signed it voluntarily, as her free act for its stated purpose.

Notary Public

My Commission Expires: April 28, 2029

CHRISTINA BROOKS NOTARIAL SEAL STATE OF MONTANA

CHRISTINA BROOKS
NOTARY PUBLIC for the
State of Montana
Residing at Livingston, Montana
My Commission Expires
April 28, 2029

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

Subscribed and sworn before me, this 26th day of August, 2026

Notary

DAVID SARRAZIN
NOTARY PUBLIC for the
State of Montana
Residing at Clyde Park, Montana
My Commission Expires
November 2, 2026