Karen Johnson
Batch # 1465026
08/28/2026 08:30:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260828-0079831

PROPERTY TAX INFORMATION:

OWNER: The Sabrina L. Temple Revocable Trust Agreement
c/o Sabrina L. Temple, Trustee
117 A 32nd Ave S
Nashville, TN 37212

THIS INSTRUMENT PREPARED B

ASHLEY D. STEARNS, Attorney at
Trail, Coleman & Stearns, PLLC
107 North Maple Street
Murfreesboro, TN 37130

From Information Provided by the Parties

SEND TAX BILLS TO: Same

Map/Parcel: 104 06 0Z 001.00

Exempt from transfer tax by T.C.A Section 67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I, the undersigned, **SABRINA TEMPLE** (being one and the same as Sabrina L. Temple), has this day bargained and sold and does hereby transfer, convey and quitclaim unto **SABRINA L. TEMPLE, Trustee of the Sabrina L. Temple Revocable Trust Agreement dated December 1, 2025**, a revocable trust created by Grantor, as amended from time to time, all right, title and interest in and to the following described tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. A of The Homes at 117 32ND Avenue South, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Homes at 117 32ND Avenue South, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210119-0008165, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 117 32ND Avenue South, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210119-0008165, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to David Temple and Sabrina Temple, husband and wife, by Warranty Deed from Mohammad T. Oftadeh, of record in Instrument No. 20220419-0044475, of the Register's Office of Davidson County, Tennessee. The said David Temple having died on February 11, 2026, leaving Sabrina Temple as the surviving tenant by the entirety.
>
> This improved property is located at: 117 A 32nd Ave S, Nashville, TN 37212.
>
> This convenance is made subject to 1) all applicable zoning ordinances; 2) utility, sewer, drainage and other easements of record; 3) all subdivision/condominium assessments, covenants, bylaws, restrictions declarations and easements of record; 4) building restrictions; and 5) other matters of public record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this 20 day of ~~August,~~ 2026.

SABRINA TEMPLE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named **SABRINA TEMPLE**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

JAMES C. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2030

NOTARY PUBLIC
My Commission Expires: 03-05-2030

AFFIDAVIT OF VALUE

I hereby swear or affirm that no consideration was given for this Quitclaim Deed.

AFFIANT

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

JAMES C. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2030

NOTARY PUBLIC
My Commission Expires: 03-05-2030