Karen Johnson Davidson County
Batch# 1465143 DEEDQC
08/28/2026 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260828-0079997

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(a)(C)(vi).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August, 2026.

Notary Public

My Commission Expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

ADDRESS NEW OWNERS:
Betty C. Braden Trust
1140 Idlewild Court
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
see attached Exhibit A

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **BETTY TERRY**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Betty C. Braden Trust**, a revocable trust under agreement dated August 24, 2026, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Properties in Davidson County, Tennessee, being more fully described on the attached Exhibit A.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared using information provided by the parties; scrivener makes no warranties as to the accuracy of the information provided herein.

Witness our hands this 24 day of August, 2026.

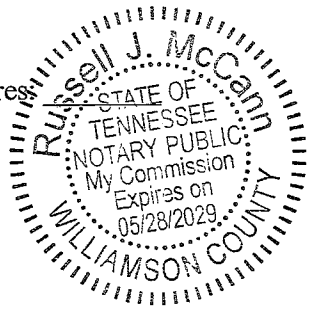
BETTY BRADEN TERRY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BETTY BRADEN TERRY, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of August, 2026.

My Commission Expires:



Notary Public

Exhibit A

Parcel 1: Tax Map-parcel 052-05-0A-241.00 known as 1140 Idlewild Court, Madison, TN 37115

Land in Davidson County Tennessee, being Lot No. 25 on the Plan of Idlewild Subdivision, of record in Book 6250, Page 371, Revised in Book 6250, Page 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Betty C. Terry, unmarried, by Warranty Deed from Katie M. Loudermilk and husband, Frank E. Loudermilk, of record in Book 9123, Page 952, Register of Deeds Office for Davidson County, Tennessee. Betty C. Terry, Betty B. Terry, Betty C. B. Terry, and Betty Terry all being one and the same person.

Parcel 2: Tax Map-parcel 092-03-0-212.00, known as 2211 Morena Street, Nashville, TN 37208

Land in Davidson County, Tennessee, being the Westerly 50 feet of the north one-half of Lot No. 4, in the subdivision of the Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, in the Chancery Court of Nashville, Davidson County, Tennessee. Said part of Lot No. 4 fronts 50 feet on the southerly side of Morena Street and runs back parallel lines 162 ½ feet more or less to an alley.

Being all of that property conveyed to Betty Terry by Executor's Deed from Betty Terry as Executrix of the Estate of Arthur Harris, Jr., who died March 13, 2023, his Will having been probated as Case No. 23P1140, Davidson County, TN Probate Court, of record as Instrument # 20251020-0083118, Register of Deeds Office for Davidson County, Tennessee; and being the same property conveyed to Arthur Harris, Jr., by Quitclaim Deed from Robert I. Alexander and James L. Alexander, of record as Instrument # 20071213-0143601, Register of Deeds Office for Davidson County, Tennessee.

Parcel 3: Tax Map-parcel 092-03-0-215.00, known as 2205 Morena Street, Nashville, TN 37208

LAND in Davidson County, Tennessee, being the westerly fifty (50) feet of the northerly one-half of Lot No. three (3) in the subdivision of Lot No. 4 of the Elizabeth Harding-Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee. Said part of Lot three (3) fronts fifty (50) feet on the southerly side of Morena Street and runs back between parallel lines 162 ½ feet to an alley.

Being all of that property conveyed to Betty Terry by Executor's Deed from Betty Terry as Executrix of the Estate of Arthur Harris, Jr., who died March 13, 2023, his Will having been probated as Case No. 23P1140, Davidson County, TN Probate Court, of record as Instrument # 20251020-0083121, Register of Deeds Office for Davidson County, Tennessee; and being the same property conveyed to Arthur Harris, Jr., by Quitclaim Deed from Mrs. James L. Harris Alexander, of record as Instrument # 20071213-0143603, Register of Deeds Office for Davidson County, Tennessee.

Parcel 4: Tax Map-parcel 081-030-209.01, known as 2127 12th Ave North, Nashville, TN 37208

Land in Davidson County, Tennessee, being parts of Lot Nos. 38 and 39 on the Map of P.E. Raymond's Subdivision of record in Book 57, Page 63, Register of Deeds Office for Davidson County, Tennessee, being more specifically described as follows:

BEGINNING at a point in the westerly margin of 12th Avenue North, formerly Songster Street, said point being the Northeast line of Lot No. 39; thence Westwardly and parallel to the Northerly line of Lot No. 39, 135 feet to a point; thence Southerly and parallel to 12th Avenue North 47 feet to a point in Lot No. 38 on said Plan; thence Eastwardly and parallel to the Northerly line of Lot No. 39, 135 feet to a point in the westerly margin of 12th Avenue North; thence Northwardly 47 feet along the westerly margin of 12th Avenue North to the point of beginning.

Being the same property conveyed to Betty C. Terry, unmarried, by Quitclaim Deed from Tracy King, f/k/a Tracy Hall, of record as Instrument # 20260422-0033407, Register of Deeds Office for Davidson County, Tennessee; and being the same property inherited by Tracy Hall and Betty C. Terry from Doris Braden, whose Will was probated as Case No. 98P-1900, Probate Court for Davidson County, Tennessee. Betty C. Terry, Betty B. Terry, Betty C. B. Terry, and Betty Terry all being one and the same person.

Certificate of Authenticity

I, Russell T. McCord, 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 the

24 day of August, 2026.

Affiant Signature

8/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON