Karen Johnson Davidson County
Batch# 1465202 DEEDQC
08/28/2026 03:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260828-0080074

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26112879

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 092 10 0 113.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 20th day of August, 2026, by and between **Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019,** residing at 2160 13th Street, Encinitas, CA 92024, hereinafter referred to as Grantor(s) and **Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019, and any amendments thereto,** residing at 2160 13th Street, Encinitas, CA 92024, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2921 Torbett Street, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019

STATE OF CA
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Diego, CA, this 20th day of August, 2026.

E Yuzhuk

Notary Public

My Commission expires: 06.23.30

No title exam performed by the preparer. Legal description and party's names provided by the party.

E. YUZHUK
Notary Public - California
San Diego County
Commission # 2557056
My Comm. Expires Jun 23, 2030

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Gregory Wynn

STATE OF CA
COUNTY OF San Diego

Subscribed and sworn to before me this 20th day of August, 2026

Notary Public
My Commission Expires: 06.23.30

Name and address for person(s) responsible for taxes:

Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019, and any amendments thereto
2160 13th Street
Encinitas, CA 92024

Name and address of property owner:

Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019, and any amendments thereto
2160 13th Street
Encinitas, CA 92024

E. YUZHUK
Notary Public - California
San Diego County
Commission # 2557056
My Comm. Expires Jun 23, 2030

Title/Escrow Order # **TN26112879**

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of T. M. Steger's Clifton Pike Subdivision of record in Plat Book 421, Page 112, 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 No. 73 fronts 40 feet on the Southerly side of Torbett Ave., formerly West Hill Street, and runs back between parallel lines, 125 feet to an alley.

Tax ID: 092 10 0 113.00

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Gregory D. Wynn, Trustee of Wynn 2019 Living Trust, dated July 16, 2019 from Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by that Deed dated 5/5/2022 and recorded 5/17/2022 in Official Records Instrument No. 20220517-0056397 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 092 10 0 113.00

True Copy Certification
State of Tennessee

I, Nicole Desiderio, 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 8/20/26.

Affiant Signature

8/24/26

Date

Commonwealth of Pennsylvania
County of Allegheny

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

Notary's Signature

My Commission Expires: 4-11-2030

(seal)

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2030
Commission number 1413168
Member, Pennsylvania Association of Notaries