This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Suite 200
Mount Juliet, TN 37122
615-263-0950

From information furnished by the parties.

Karen Johnson Davidson County
Batch# 1465299 DEEDQC
08/31/2026 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260831-0080241

Address New Owner As Follows	Send Tax Bills To:	Map Parcel No.
Hayden Andrews Looper 1823 B 16th Ave. N. Nashville, TN 37208	SAME	081 07 0S 002.00

TRUSTEE'S DEED

IN CONSIDERATION of Zero Dollars ($0.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, **Amanda Speed, Trustee of the Andrews Family Trust, dated September 22, 2025,** (the "Grantor"), do hereby sell, transfer, convey, and forever quitclaim unto Hayden Andrews Looper (herein the "Grantee"), any and all of my right, title, and interest in and to the following tract(s) or parcel(s) of land, situated, and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Unit B on the Plan of 1823 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration Establishing a Horizontal Property Regime for 1823 16th Avenue North Townhomes as of record in Instrument 20160520-0050730, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Amanda Speed, Trustee of the Andrews Family Trust, dated September 22, 2025, by Quitclaim Deed from Allyson R. Andrews-Looper, unmarried woman, of record in Instrument No. 20251021-0083630, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in instrument number 20160520-0050730, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way public utilities.

This improved property known as 1823B 16th Ave. N., Nashville, TN 37208.

GRANTEE herein assume and agree to pay all taxes assessed against said real estate for the year 2026.

GRANTOR AND GRANTEE acknowledge that no title examination has been made by the preparer and Clements & Eubanks, PC, shall not be liable for the status of title to the property,

the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the party(ies) acknowledge that Clements and Eubanks, PC, have prepared this instrument upon information furnished, examined and proofread by the party(ies). The party(ies) has/have also been advised to carefully proofread the document if any errors are found after the recording of the document, the party(ies) will pay for the preparation and filing of any corrections.

WITNESS MY HAND as of this 20TH day of AUGUST, 2026.

Amanda Speed, Trustee of the Andrews Family Trust, Dated September 22, 2025

STATE OF Tennessee)
COUNTY OF Davidson)

On this 20 day of August, 2026, before me personally appeared, Amanda Speed, Trustee of the Andrws Family Trust, dated September 22, 2025, to me known to be the person described in and who executed the foregoing instrument, with the requisite authority as Trustee thereof, and acknowledged that such person executed the same as such person's free act and deed for the purposes contained herein.

Witness my hand, at office, this 20 day of August, 2026.

Annette Maclean (print name), Notary Public
My commission expires: 7/14/30

ANNETTE MACLEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-14-2030

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Wilson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Affiant

Subscribed and sworn to before me on this 25th day of August, 2026.

Taylor Abernathy (print name), Notary Public
My commission expires: 10/28/2028

TAYLOR MARIE ABERNATHY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bryson Eubanks, 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 8/25/2026 (date of document).

Affiant Signature

8/25/2026
Date

State of Tennessee)

County of Wilson)

Sworn to and subscribed before me this 25th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/28/2028

NOTARY'S SEAL

