Karen Johnson Davidson County
Batch# 1466906 DEEDQC
09/02/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260902-0081121

THIS INSTRUMENT WAS PREPARED BY

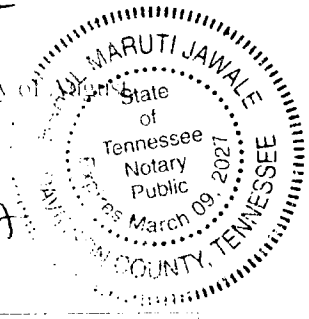
RANDI MARIE BRUCE
Randi Marie Law, PLLC
5543 Edmondson Pike, #242
Nashville, Tennessee 37211

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Randi Marie Bruce
Affiant

Sworn to and subscribed before me this 21st day of August, 2026.

Notary Public
My commission expires: 03/09/2027



Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
204 Harpeth Valley Trust Stephen Taylor, Trustee 204 Harpeth Valley Road Nashville, TN 37221	[Same as New Owner]	12809000400

QUITCLAIM DEED

For and in consideration of Two Hundred Twenty-Five Thousand and No/100 Dollars ($225,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Archie Burgess, also known as A. P. Burgess, and Marilyne Burgess, also known as Marilyne P. Burgess, hereinafter the Grantors, by and through Randi Marie Bruce, Successor Co-Conservator of the Property for each of them, by these presents, do hereby quitclaim, transfer and convey to Stephen Taylor as Trustee of the 204 Harpeth Valley Trust, all rights, title and interest that Grantors have in and to the following tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 40, Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office for said County.
>
> Said Lot No. 40 fronts 360.55 feet on the southerly side of Harpeth Valley Road and extends back 168.52 feet on the westerly line and 298.36 feet on the easterly line to a dead line in the rear, measuring 253.42 feet thereon.

Being the same property conveyed to A. P. Burgess and wife, Marilyne P. Burgess, by Warranty Deed of record in Book 3704, Page 609, Register's Office for Davidson County, Tennessee. This is improved property known as 204 Harpeth Valley Road, Nashville, TN 37221.

This conveyance is made by Randi Marie Bruce in her capacity as Successor Co-Conservator of the Property for Archie Burgess and Marilyne Burgess, appointed by Order entered December 3, 2025, in In re: Conservatorships of Archie Burgess and Marilyne Burgess, Case Nos. 22P-1544 and 22P-1546, Second Circuit Court for Davidson County, Tennessee, Probate Division. That Order vests in the Successor Co-Conservators the right to dispose of real property, to enter into contractual relationships, and to execute instruments of legal significance on behalf of the

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Respondents, and provides that either Co-Conservator may act unilaterally without the joinder of the other. This conveyance is further made pursuant to the Order approving the sale of the above-described property entered August 11, 2026, in the same cause.

WITNESS my hand this 21st day of August 2026.

By: _____
Randi Marie Bruce, Successor Co-Conservator of the Property for Archie Burgess

By: _____
Randi Marie Bruce, Successor Co-Conservator of the Property for Marilyne Burgess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randi Marie Bruce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Successor Co-Conservator of the Property for Archie Burgess and Marilyne Burgess, and that she as such Successor Co-Conservator, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 21st day of August 2026.

_____
NOTARY PUBLIC
My Commission Expires: 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Randi Marie Bruce, 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 August 21, 2026.

Date

Affiant Signature

August 27, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of August, 2026.

Notary's Signature

My Commission Expires: 03/08/2028

Date

Notary's Seal (if on paper)

DEEPAK BANSAL
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE

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