Karen Johnson Davidson County
Batch# 1467620 DEEDQC
09/03/2026 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081569

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 28th day of August, 2026.* Notary Public My commission expires: July 3, 2028 (Affix Seal)

MEREDITH SILVA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2028

THIS INSTRUMENT PREPARED BY
Meredith Silva of Silva Law, LLC, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremy Teaford, Trustee of the Jeremy Teaford Children's Trust, dated August 28, 2026. 1419 Stratton Avenue Nashville, Tennessee 37206	Same	172-04-0A-052.00-CO

THIS CONVEYANCE is made and entered into on this 28th day of August, 2026, between **JEREMY K. TEAFORD,** (collectively and hereinafter "Grantor") and **JEREMY TEAFORD, TRUSTEE OF THE JEREMY TEAFORD CHILDREN'S TRUST, DATED AUGUST 28, 2026,** (hereinafter "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the plan of C.F. Ordway Home Place of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee, and more fully described according to a survey made May 19, 1979, by R.L. Montoya, Tennessee Registered Land Surveyor, No. 697, as follows:

Beginning at a point on the Northerly margin of Stratton Avenue located westwardly 100.0 feet, more or less, from the Westerly margin of North 15th Street, and point also being the southwesterly corner of Gerturde Nixon, et al, property (Book 4488, Page 113, Register's Office for said County); thence with Nixon's westerly property line, northwardly 170.0 feet the Southerly margin of an alley; with said margin, westwardly 50.0 feet to the northeasterly corner of the Catherine Hudgen's property (Book 3769, Page 173, said Register's Office); thence, with Hudgen's Easterly property line, southwardly 170.0 feet to a point on the Northerly margin of Stratton Avenue, thence with said margin eastwardly 50.0 feet to the point of beginning.

Being the same property conveyed to Betty A. Lovell, unmarried by Warranty Deed from Jerry W. Owens of record in Book 9740, Page 814, Davidson County Register's Office.

BEING the same property conveyed to Jeremy K. Teaford and wife, Carrie B. Teaford, by Warranty Deed, from Beverly A. Lovell, unmarried, in Instrument No. 200003240029924 Register's Office for Davidson County, Tennessee, dated March 23, 2000, and recorded on March 24, 2000. Carrie B. Teaford passed away on July 9, 2017, leaving Jeremy K. Teaford as the sole owner by right of survivorship by operation of law.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is improved property known as: 1419 Stratton Avenue Nashville, TN 37206

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

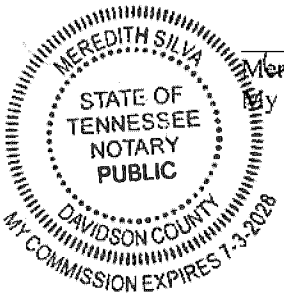
Dated this 28th day of August, 2026.

JEREMY K. TEAFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **JEREMY K. TEAFORD** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 28th day of August, 2026.



Meredith Silva Notary Public
My Commission Expires: July 3, 2028

Tennessee Certification of Electronic Document

I, Meredith Silva, 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 29 2026.

Affiant Signature

August 29, 2026
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me on this 29 day of August, 2026.

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Teresa Morgan
Notary Signature

My commission expires: 7/7/2027