This instrument prepared by and return to:
Joshua L. Baker, Esq.
Evans Petree, P.C.
1715 Aaron Brenner Dr., Suite 800
Memphis, Tennessee 38120

Karen Johnson Davidson County
Batch# 1467920 DEEDQC
09/03/2026 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081932

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that KEVIN IRWIN (hereinafter referred to as "Grantor"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, release, quitclaim, and convey unto KEVIN EUGENE IRWIN and SHELBY PRICE WALTMAN IRWIN, TRUSTEES OF THE IRWIN 2026 LIVING TRUST established under Trust Agreement dated August 28, 2026, Grantee, all of his interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section 2, West Meade Highalnds of record in Plat Book 3700, Page (s) 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to Kevin Irwin by Warranty Deed of record at Instrument No. 20220808-0089844 in the Register's Office of Davidson County, Tennessee.

By way of explanation, Kevin Irwin and Kevin Eugene Irwin is one and the same individual.

THIS DOCUMENT HAS BEEN PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH, ABSTRACT, OR EXAMINATION OF TITLE OF ANY KIND.

Grantor makes no representations or warranties, of any kind whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property, the improvements thereon and/or the condition of the title of the property.

IN TESTIMONY WHEREOF, Grantor has executed this instrument as of the 28th day of August, 2026.

KEVIN EUGENE IRWIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county aforesaid, personally appeared KEVIN EUGENE IRWIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named Grantor/bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office this 28th day of August, 2026.

NOTARY PUBLIC

My Commission Expires:

01-22-2030



* *

RECORDING INFORMATION

Property Address:

867 Highland Crest Dr.
Nashville, TN 37205

Parcel Tax ID Number:

129-14-0-007.00

Names and Address of the Property Owner Responsible for payment of the real property taxes:

IRWIN 2026 LIVING TRUST
Kevin Eugene Irwin and
Shelby Price Waltman Irwin, Trustees
867 Highland Crest Dr.
Nashville, TN 37205

Mail Tax Bills To:

Kevin Eugene Irwin and
Shelby Price Waltman Irwin, Trustees
867 Highland Crest Dr.
Nashville, TN 37205

This property transfer is exempt from transfer tax pursuant to TCA §67-4-409(a)(1)(D)

I, **Joshua L. Baker**, 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 31, 2026 (date of document).

Affiant Signature

8/31/26
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (if on paper)

