Karen Johnson Davidson County
Batch# 1469007 DEEDQC
09/04/2026 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082724

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

Court Raymond Horncastle, Affiant

Subscribed and sworn to before me this
28th day of August 2026.

Notary Public
My Commission Expires: May 12, 2027

MEREDITH POOLE-HUMPHREYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Court Raymond Horncastle, Co-Trustee<br>Holly Branton Horncastle, Co-Trustee<br>811 Montrose Ave.<br>Nashville, TN 37204 | Same | 118-01-0-405.00 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Court Horncastle and Holly Horncastle, husband and wife**, the "**Grantors**", do hereby convey and quitclaim unto **Court Raymond Horncastle and Holly Branton Horncastle, Co-Trustees of the Horncastle Family 2026 CP Trust dated August 28, 2026,** a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 28th day of August 2026.

Court Horncastle

Holly Horncastle

STATE OF TENNESSEE )
) SS:
COUNTY OF WILLIAMSON )

Before me, Meredith Poole-Humphreys the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Court Horncastle and Holly Horncastle, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

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

MEREDITH POOLE-HUMPHREYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 12, 2027

Notary Public

My Commission Expires: May 12, 2027

## EXHIBIT A

Land in Davidson County, Tennessee being part of Lot No. 10 on the Map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County.

Beginning at a point in the Southerly margin of Montrose Avenue, the common corner of Lots 10 and 11; thence with the line between said lots, Southwardly 139 feet 4 inches, more or less, to the Northerly margin of a part of said lot conveyed to Lillian M. Hargrove by deed of record in Book 699, Page 571, Register's Office for Davidson County, Tennessee; thence with Hargrove's Northerly line Eastwardly 43.5 feet, more or less, to Hargrove's Northeasterly corner; thence with her Easterly line Southwardly 26 feet, more or less, to the Southerly line of Lot 10; thence with the same, Eastwardly 24 feet, more or less, to the common corner of Lots 9 and 10; thence with the line between said lots, Northwardly 161 feet to the Southerly margin of Montrose Avenue; thence with the same, Westwardly 60 feet to the point of beginning.

Being the same property conveyed to Court Horncastle and Holly Horncastle, husband and wife, by Warranty Deed from Jenna Helber Sobey, Trustee, and Christopher Matthew Sobey, Trustee, of the Sobey Family Trust, dated June 5, 2023, of record in Instrument No. 20250710-0054299, dated July 7, 2025, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 811 Montrose Ave., Nashville, TN 37204.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

**Tennessee Certification of Electronic Document**

I, Ally M. Hicks, 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 28, 2026. (date of document).

Affiant Signature

August 28, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

