Karen Johnson Davidson County
Batch# 1472460 DEEDQC
09/14/2026 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0085343

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 14, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Quittmeyer Family Trust
409 Rosebank Ave
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083-07-0-277.00

QUITCLAIM DEED

Robert Quittmeyer and Anna Quittmeyer, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Quittmeyer Family Trust**, dated September 14, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 14, 2026**.

Robert Quittmeyer

Anna Quittmeyer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert Quittmeyer and Anna Quittmeyer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 14, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 69 feet of Lot No. 10 and the westerly 51 feet of Lot No. 11 on the Plan of Roselawn, of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 120 feet on the southerly line of Rosebank Avenue and run back 102.7 feet on the westerly line of said part of Lot No. 10 and 169.6 feet on the easterly line of said part of Lot No. 11 to a dead line in the rear, measuring 137.2 feet hereon.

Being the same property conveyed to Robert Quittmeyer and Anna Quittmeyer, husband and wife, from Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20250909-0072006, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 409 Rosebank Ave, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 September 14, 2026.

Affiant Signature

9/14/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
September 14, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028