Karen Johnson Davidson County
Batch# 1474912 DEEDQC
09/18/2026 01:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260918-0087079

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 18, 2026.

HANNAH JONES STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2026

Notary Public

My Commission Expires: _____

New Owner Address:
Eggers Whitaker Family Trust
5712 Spring House Way
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
073 13 0J 001.00

QUITCLAIM DEED

Preston Labry Eggers and Sara Danielle Whitaker, as equal Tenants in Common (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Eggers Whitaker Family Trust**, dated June 5, 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 18, 2026**.

Sara Danielle Whitaker

Preston Labry Eggers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sara Danielle Whitaker and Preston Labry Eggers**, 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 18, 2026.

Notary Public

My Commission Expires: _____

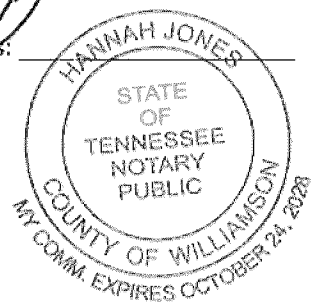


EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1510 A & B Rosebank Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20160229-0018838, as amended in Instrument No. 20160316-0025030 and Instrument No. 20200212-0016018, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended Declaration of record in Instrument No. 20160316-0025030, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1510 A & B Rosebank Cottages, of record in Instrument No. 20160229-0018838, amended in Instrument No. 20160316-0025030 and Instrument No. 20200212-0016018, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Site Plan of record attached as Exhibit C to the Amended Declaration in Instrument No. 20160316-0025030, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 843, pages 104 and 105, Register's Office for Davidson County, Tennessee.
5. Utility Easement and Maintenance Agreement of record in Instrument No. 20161007-0106340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Preston Labry Eggers, an unmarried man, and Sara Danielle Whitaker, an unmarried woman, as equal Tenants in Common, from Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, as amended from time to time, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, by deed of record in Instrument No. 20210125-0010610, 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 1510 A Rosebank Avenue, 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 18, 2026.

Affiant Signature

9/18/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 18,, 2026.

Notary Public

My Commission Expires: _____

