Karen Johnson Davidson County
Batch# 1475123 DEEDQC
09/18/2026 04:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260918-0087232

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Jonathan D. Caplan and Kathy M. Caplan, Trustees 206 Derby Glen Lane Brentwood, TN 37027	Jonathan D. Caplan and Kathy M. Caplan, Trustees 206 Derby Glen Lane Brentwood, TN 377027	142 16 0G 004.00

QUITCLAIM DEED

WHEREAS, Jonathan D. Caplan and Kathy M. Caplan acquired the property more particularly described herein by Warranty Deed dated March 23, 2017, recorded March 29, 2017 as Instrument Number 20170329-0030545 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Jonathan D. Caplan and Kathy M. Caplan desire to make this Quitclaim and cause it to be recorded in said Register's records.

NOW, THEREFORE, JONATHAN D. CAPLAN and KATHY M. CAPLAN ("Grantors") quitclaim to JONATHAN D. CAPLAN and KATHY M. CAPLAN, TRUSTEES OF THE JON AND KATHY CAPLAN COMMUNITY PROPERTY TRUST DATED April 10, 2026 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

Located in Davidson County, Tennessee, being Unit No. 4 on the Final Plat, Devon Close Town Homes, a Horizontal Property Regime, of record in Plat Book 9700, page 86, as further established by Master Deed of record in Book 9747, page 278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SUBJECT TO all matters shown on the plat of record in Plat Book 9700, page 86 in said Register's Office.

SUBJECT TO all matters shown on the Boundary Plat of record in Plat Book 6900, page 398 in said Register's Office.

SUBJECT TO covenants, conditions, easements and restrictions of record in Book 9747, page 278 in said Register's Office.

SUBJECT TO covenants, conditions, easements and restrictions of record in Book 8120, page 402, Second Subsequent Amendment to the Declaration of record in Book 8180, page 230, Third Subsequent Amendment to the Declaration of record in Book 8181, page 62, and First Amendment to By-Laws of record in Book 8180, page 232, in said Register's Office.

SUBJECT TO covenants, conditions, easements and restrictions of record in Book 7517, page 283, First Subsequent Amendment to the Declaration of record in Book 7517, page 367, and Second Subsequent Amendment to the Declaration of record in Book 8180, page 222 in said Register's Office.

SUBJECT TO Right of Way Deed of record in Book 2544, page 385 in said Register's Office.

SUBJECT TO easements of record in Book 4594, page 650 in said Register's Office.

SUBJECT TO Agreement for Dedication of Easement for Water Line and Ingress and Egress to Water Tank Site of record in Book 5459, page 654, and Book 5473, page 171 in said Register's Office.

SUBJECT TO Agreement for Dedication of a Public Utilities Easement of record as Instrument Number 20110629-0049687 in said Register's Office.

SUBJECT TO (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BEING THE SAME property conveyed by Warranty Deed dated March 23, 2017 from Gloria P. Hudson, n/k/a Gloria P. Fortner, to Jonathan D. Caplan and Kathy M. Caplan, recorded March 29, 2017 as Instrument Number 20170329-0030545 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 100 Hicks Road, Nashville, TN 37221.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 16 day of September, 2026.

GRANTORS:

Jonathan D. Caplan

Kathy M. Caplan

STATE OF TENNESSEE
COUNTY OF Davidson

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Jonathan D. Caplan, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of September, 2026.

Notary Public

TAMMY B. UNDERWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 3/5/2030

STATE OF TENNESSEE
COUNTY OF Davidson

. Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Kathy M. Caplan, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of September, 2026.

Notary Public

TAMMY B. UNDERWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 3/5/2030

4909-0264-7202 v.1

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: Jonathan D. Caplan & Kathy M. Caplan
Trustee / Grantee

Sworn to and subscribed before me this
16 day of September, 2026.

Tammy B. Underwood
Notary Public

Commission Expires: 3/5/2030

TAMMY B. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4909-0264-7202 v.1

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 9/16/26 (date of document).

Affiant Signature

9/16/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027