Karen Johnson Davidson County
Batch# 1475314 DEEDQC
09/21/2026 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087291

PREPARED BY:
Eric J. Scott, Esq.
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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.

Notary Public

My Commission Expires: _____

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

New Owner Address:
Hodgson Family Trust
1023 Grassland Lane
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
131 16 0 056.00

QUITCLAIM DEED

Joseph M. Hodgson and wife, Lynn G. Hodgson (a/k/a Lorena Lynn Goolsby Hodgson) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Hodgson Family Trust**, dated September 18, 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**.

Joseph M. Hodgson

Lynn G. Hodgson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joseph M. Hodgson and Lynn G. Hodgson**, 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: _____

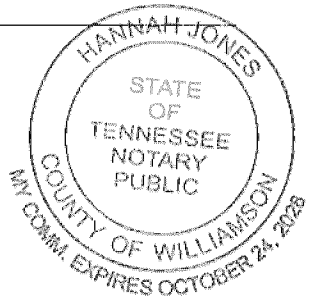


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 19 on the Revised Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Grassland Lane, at the common front corner of Lots 18 and 19; thence southwardly 256.5 feet to the common rear corner of Lots 18 and 19; thence westwardly 328.6 feet to the east margin of Grassland Lane; thence with said margin of said Grassland Lane, northeasterly around a curve, 437.8 feet to the point of beginning.

Being the same property conveyed to Joseph M. Hodgson and wife, Lynn G. Hodgson, from Leonard Celauro and wife, Kathryn Behm Celauro, by deed of record in Book 7634, Page 861, 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) The Plan of record in Book 1424, page 83, said Register's Office, shows an Owner's Certificate, a 75 foot minimum building setback line from Grassland Lane and a 10 foot public utility easement on the rear line; 2) Restrictions contained in instrument of record in Book 1066, page 402 and Book 1627, page 182, said Register's Office; 3) provision as set out in deed from Alan Anderson and wife, to Harold A. Wells and wife, dated June 27, 1960, filed June 30, 1960, recorded in Book 3098, page 30, said Register's Office; and 4) Agreement as set out in deed from F.N. McNeill, Jr., Executor and Trustee, to Pat Kimbrough, dated June 5, 1948, of record in Book 1627, page 182, said Register's Office.

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

This property is commonly known as 1023 Grassland Lane, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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

9/18/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Notary Public

My Commission Expires: _____

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