Karen Johnson Davidson County
Batch# 1475425 DEEDQC
09/21/2026 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260921-0087459

THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 17 day of September, 2026.

Notary Public
My Commission Expires: 01/22/2030

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Walnut Ridge Living Trust **1211C Montgomery Avenue** **Nashville, TN 37207**	**Walnut Ridge Living Trust** **1211C Montgomery Avenue** **Nashville, TN 37207**	**083-07-0-083.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Whitney MacLeod and spouse, Sarah Katherine O'Bryan** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Walnut Ridge Living Trust dated July 21, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING Lot No. 44 in the Subdivision of Robert E. Powers' Lands, in the Old 18th District of Davidson County, Tennessee, a plan of which is of record in Book 421, Page 56, Register's Office for Davidson County, Tennessee (RODCT), to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Whitney MacLeod and spouse, Sarah Katherine O'Bryan, by Quitclaim Deed from Whitney MacLeod, married, joined by spouse, Sarah Katherine O'Bryan, dated September 17, 2026 **and recorded** September 21, 2026 **in Instrument No.** 20260921-0087410**, in the Register's Office for Davidson County, Tennessee.**

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property: including but not limited to, the power to convey.

This is **improved** property known as: **810 Washington Avenue, Nashville, TN 37206**.

IN WITNESS WHEREOF, Grantor, Sarah Katherine O'Bryan, has executed this instrument as of the 15th day of September, 2026.

GRANTOR:

Sarah Katherine O'Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of September, 2026, before me personally appeared Sarah Katherine O'Bryan to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 15th day of September, 2026.

Notary Public
My commission expires: 01/22/2030
(SEAL)

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor, Whitney MacLeod, has executed this instrument as of the 17 day of September, 2026.

GRANTOR:

Whitney MacLeod

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of SEPTEMBER, 2026, before me personally appeared Whitney MacLeod to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 17 day of SEPTEMBER, 2026.

Notary Public
My commission expires: 01/22/2030
(SEAL)

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Roulston, 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 September 17 (date of document).

In witness whereof. Affiant has caused this instrument to be executed on this the 17 day of September, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY