Karen Johnson Davidson County
Batch# 1475432 DEEDQC
09/21/2026 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260921-0087468

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Martha C. Winston Affiant Subscribed and sworn to before me, this 18th day of September, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Martha C. Winston, Trustee 4505 Harding Pike #158 Nashville, TN 37205	SAME	Map 116-30-B Parcel 158.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha C. Winston**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Martha C. Winston, Trustee of the Martha C. Winston Revocable Trust, established by the Revocable Trust Agreement of Martha C. Winston dated November 21, 2017**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of September, 2026.

Martha C. Winston

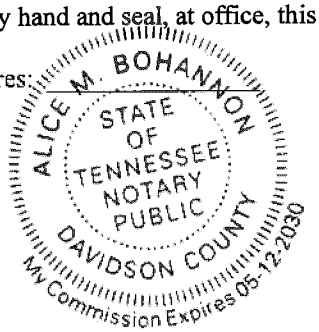
Martha C. Winston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha C. Winston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of September, 2026.

My Commission Expires:



Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land In Davidson County, TN, being Unit No. 158, as shown on the Plat of Royal Oaks Apartments, a condominium, as of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% Interest In common elements of 4505 Harding Road Homeowners' Association, as described In Book 5282, Page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 158.

Being the same property conveyed to Nathaniel T. Winston and wife, Martha C. Winston by deed from Mildred Johnston Bratton, Trustee of the Mildred Johnston Bratton Revocable Living Trust of record as Instrument No. 20070905-0106484, Register's Office for Davidson County, Tennessee.

Nathaniel T. Winston died on December 31, 2013.

This is improved property known as 4505 Harding Pike #158, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 18, 2026.

09/21/26
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of September, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

