Karen Johnson Davidson County
Batch# 1476340 DEEDQC
09/22/2026 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087864

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | TOMMY@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Jane Gibbs DuBose
AFFIANT

Subscribed and sworn to before me on this day, September 22, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
DuBose Family Trust
2116 Ashwood Ave
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
104-15-196

QUITCLAIM DEED

C. Michael DuBose and wife, Jane G. DuBose (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **DuBose Family Trust**, dated September 22, 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 22, 2026**.

C. Michael DuBose

Jane G. DuBose

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **C. Michael DuBose and Jane G. DuBose**, 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 22, 2026.

Notary Public

My Commission Expires: _____

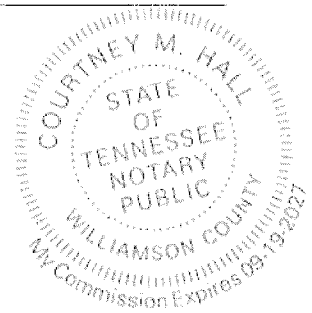


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 and the easterly 2 feet of Lot No. 10 on the Plan of H.P. Jacob's Subdivision of the W. M. Manly Tract called "Hillsboro Place", of record in Book 547, page 27, Register's Office for said County.

Said Lot No. 9 and the easterly 2 feet of Lot No. 10 adjoin and front together 62 feet on the northerly margin of Ashwood Avenue, formerly Hillsboro Place, and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to C. Michael DuBose and wife, Jane G. DuBose, from Michael Hinchion and wife, Rene' D. Balogh, by deed of record in Book 7749, Page 703, 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 2116 Ashwood Avenue, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Rob Hazard, 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 22, 2026.

Affiant Signature

9/22/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 22, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027