Karen Johnson Davidson County
Batch# 1476723 DEEDQC
09/23/2026 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260923-0088334

PREPARED BY:

Cameron G. Waltman, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Donald R. Loftis

AFFIANT

Subscribed and sworn to before me on this day, September 23, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-19-2027

New Owner Address:
Loftis Family Trust
814 Quail Valley Drive
Nashville, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
162 13 0 021.00

QUITCLAIM DEED

Donald R. Loftis and wife, Dianne E. Loftis (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Loftis Family Trust**, dated March 12, 2015 ("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 23, 2026**.

Donald R. Loftis

Dianne E. Loftis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Donald R. Loftis and Dianne E. Loftis**, 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 23, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027

EXHIBIT A

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Cedarwood Estates, Section 1, revised of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract No. 2:

Land in Davidson County, Tennessee, being Reserve Parcel "A" on the Plan of Cedarwood Estates, Section 1, of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Loftis and wife, Dianne E. Loftis, as 50/50 tenants in common (and not as tenants by the entirety), from Andra J. Hedrick, Trustee, and to, Andra J. Hedrick, Trustee from Donald R. Loftis and wife, Dianne E. Loftis, by deed of record in Instrument No. 20090313-0023033, 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 453 Cedarvalley Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, 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 23, 2026.

Cameron Waltman
Affiant Signature

9/23/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 23, 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