This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1477402 DEEDQC
09/25/2026 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0089001

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeffrey & Jessica Dragan, Co-Trustees 4387 Cato Road Nashville, TN 37218	SAME	05800016500

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, WE, **JESSICA ROLAND DRAGAN AND JEFF SCOTT DRAGAN,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **JEFFREY SCOTT DRAGAN AND JESSICA ROLAND DRAGAN, CO-TRUSTEES OF THE DRAGAN FAMILY LIVING TRUST, U/A/D SEPTEMBER 24, 2026,** in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Beginning at a point in the centerline of Cato Road at the corner of a tract of 3.28 acres and being the Southeast corner of this tract, said point being likewise Southeast from a turn in Cato Road; thence along the line of said tract of 3.28 acres, South 81 deg. West 501 feet to a point; thence North 2 deg. 45 mins. West 70 feet to a point; thence North 72 deg. 30 mins. East 445 feet along Mayer's line to a point in the centerline of Cato Road; thence with the centerline of the same, South 30 deg. East 150 feet to the point of beginning, containing 1.11 acres, more or less.

Being the same property conveyed to Jessica Roland Dragan and Jeff Scott Dragan by Warranty Deed from Dale Hire, of record in Instrument No. 20231219-0097649, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: **4387 Cato Road, Nashville, TN 37218**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of September, 2026.

JESSICA ROLAND DRAGAN

JEFF SCOTT DRAGAN

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 Jessica Roland Dragan and Jeff Scott Dragan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 24 day of September, 2026.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2026.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Certificate of Authenticity

I, Keller Montgomery, 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 9/24/20.

Date

Affiant Signature

9/24/20

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 20 20.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON