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# 1477403 DEEDQC
09/25/2026 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0089002

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Jeffrey & Jessica Dragan,<br>Co-Trustees<br>4387 Cato Road<br>Nashville, TN 37218 | SAME | 09106043100 |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, WE, **JEFFREY SCOTT DRAGAN AND WIFE, JESSICA ROLAND,** 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 18, 2026,** in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1310 of Block 35, on Plan No. 2, West Nashville, of record in Plat Book 57, pages 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Jeffrey Scott Dragan and wife, Jessica Roland, by Quitclaim Deed from Jeffrey Scott Dragan, of record in Instrument No. 20160120-0005934, 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: **5405 A Pennsylvania Avenue, Nashville, TN 37209**

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

JEFFREY SCOTT DRAGAN

JESSICA ROLAND

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 Jeffrey Scott Dragan and Jessica Roland, 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 24th day of September 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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