THIS INSTRUMENT WAS PREPARED BY:
LAMAR MOORE, ATTORNEY
107A PUBLIC SQUARE, STE 130
LEBANON, TN 37087
615.358.9380

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
PATRICIA ANN BANIS REVOCABLE LIVING TRUST
706 KENT RD
NASHVILLE, TN 37214

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
PATRICIA ANN BANIS Revocable Living Trust 706 KENT RD NASHVILLE, TN 37214	Same as Grantee	096 09 0A 706.00

This Quitclaim Deed (the "Deed") is made effective this 25 day of September, 2026 (the "Effective Date") between **PATRICIA ANN BANIS, a single person** (the "Grantor") and **the PATRICIA ANN BANIS Revocable Living Trust dated September 25, 2026** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. B706, on the Plan of EMERY PLACE CONDOMINIUMS, as shown by plat appearing of record in Plat Book 6250, Page 719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Deborah E. Hill-Cooper, an unmarried woman, by Warranty Deed from Doreen S. Denmon, unmarried, of record in Instrument No. 20060728-0091286, in the Register's Office of Davidson County, Tennessee, dated July 27, 2006 and recorded on July 28, 2006.

Being the same property conveyed to PATRICIA ANN BANIS, by Warranty Deed from Deborah E. Hill-Cooper, in Record Book **Instrument No. 20250826, at Page 0068387,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, restrictions, covenants and other matters as shown of record.

This is property known as **706 KENT RD, NASHVILLE, TN 37214**, and is an improved property.

Karen Johnson Davidson County
Batch# 1477721 DEEDQC
09/25/2026 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260925-0089130

Witness my hand this 25 day of September, 2026.

PATRICIA ANN BANIS, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, PATRICIA ANN BANIS, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 25 day of September, 2026.

Notary Public

My Commission Expires: 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 25 day of September, 2026.

Notary Public:

My Commission Expires: 10/28/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 9/25/26.

Date

Affiant Signature

9/25/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 25 day of September, 2026.

Notary's Signature

My Commission Expires: 8/31/27
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08.31.2027
WILSON COUNTY