Karen Johnson Davidson County
Batch# 1478674 DEEDQC
09/29/2026 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260929-0090021

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Steven Holt Madden, Jr., Trustee, Affiant Subscribed and sworn to before me, this 29th day of September, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Steven Holt Madden, Jr. and/or Katherine Hickey Madden, Trustees 1009 King Hollands Avenue Nashville, TN 37203	Holt & Kate Madden 961 Caldwell Lane Nashville, TN 37204	105-01-2F-001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Steven Holt Madden, Jr. and wife, Katherine Hickey Madden, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Steven Holt Madden, Jr. and/or Katherine Hickey Madden, Trustees of The Holt & Katherine Madden Living Trust, established by the Revocable Trust Agreement of Steven Holt Madden, Jr. and Katherine Hickey Madden dated September 29, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

This conveyance to the Trustees is in accordance with, and intended to comply with and benefit from, the provisions of Tennessee Code Annotated Section 35-15-510 regarding immunity from creditors for property conveyed to a trust by husband and wife as tenants by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 29th day of September, 2026.

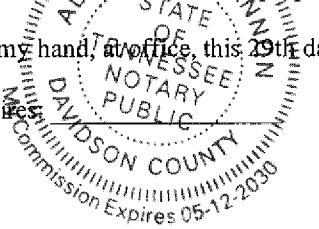
Steven Holt Madden, Jr.

Katherine Hickey Madden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Holt Madden, Jr. and Katherine Hickey Madden, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2026.



My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee being more particularly described as follows:

Land in Davidson County. Tennessee being Unit A South Street II Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for South Street II Townhomes of record in Instrument No. 20160629-0066548, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Holt Madden, Jr. and Katherine L. Hickey, husband and wife, by deed from Apex Nashville South St., L.L.C., a Texas limited liability company, of record in Instrument No. 20210106-0002097 in the Register's Office for Davidson County, Tennessee.

Katherine L. Hickey and Katherine Hickey Madden are one and the same person.

This is improved property known as 1009 South Street Unit A, Nashville, TN 37203.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 September 29, 2026.

09/29/26
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of September, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

