Karen Johnson Davidson County
Batch# 1478682 DEEDQC
09/29/2026 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260929-0090029

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of September, 2026. Notary Public My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michel A. McDonald, Trustee 3621 Richland Avenue Nashville, Tennessee 37205	SAME	104 09 0 298.00

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, **Ward R. Pace, Trustee of the Ward R. Pace Living Trust, established by the Revocable Trust Agreement of Ward R. Pace dated April 1, 2022**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's

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 **Michel A. McDonald, Trustee of the Michel A. McDonald Living Trust, established by the Revocable Trust Agreement of Michel A. McDonald dated April 1, 2022**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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 my hand this 28th day of September, 2026.

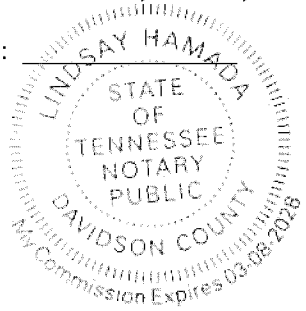
Ward R. Pace, Trustee of the
Ward R. Pace Living Trust

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 Ward R. Pace, Trustee of the Ward R. Pace Living Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of September, 2026.

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9, on the Final Plat, Resubdivision of Lot 6, Richland Hall, Lots 6, 7, 8, 9, 10, 11, and 12, as shown on plat of record in Instrument 20170718-0072022, revising Instrument No. 20160824-0088374 in the 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 Ward R. Pace and Michel A. McDonald, as equal tenants in common, by Jeffrey Mobley, Trustee, of record as Instrument No. 20221011-0111467, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ward R. Pace, Trustee of the Ward R. Pace Living Trust, established by the Revocable Trus Agreement of Ward R. Pace dated April 1, 2022, consisting of an undivided one-half (1/2) tenant-in-common interest, by deed from Ward R. Pace, of record as Instrument No. 20221012-0111721, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michel A. McDonald, Trustee of the Michel A. McDonald Living Trust, established by the Revocable Trus Agreement of Michel A. McDonald dated April 1, 2022, consisting of an undivided one-half (1/2) tenant-in-common interest, by deed from Michel A. McDonald, of record as Instrument No. 20221012-0111725, Register's Office for Davidson County, Tennessee.

This is improved property known as 3621 Richland Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 28, 2026**

September 29, 2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

