| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **ESM Revocable Trust dated September 17, 2026 1304-B Montgomery Avenue Nashville, TN 37207** | **071 16 0A 013.00** | **SAME** |

Karen Johnson
Batch # 1481042
10/07/2026 08:48:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261007-0092039

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Edmond Sidney Meehan, Jr.** (the "Grantor"), by these present hereby transfer, assign, and quitclaim to the **ESM Revocable Trust dated September 17, 2026** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1304-B Montgomery Avenue, Nashville, TN 37207**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 17th day of September, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor have executed this Quitclaim Deed this 17th day of September, 2026.

**EDMOND SIDNEY MEEHAN, JR.**

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 **Edmond Sidney Meehan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 17th day of September, 2026.

Notary Public

My Commission Expires: 1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# EXHIBIT A

## (Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of The Flats at Highland Heights, of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and Second Amendment in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to said amendment, 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 Edmond Sidney Meehan, Jr., by deed of record as Instrument Number 20211105-0148368, Register's Office for Davidson County, Tennessee.