Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee, Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
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Karen Johnson Davidson County
Batch # 1481173 DEEDQC
10/07/2026 11:44:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092206

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Kathleen E. Cauthen Declaration of Trust c/o Kathleen E. Cauthen, Trustee 2608 Barclay Drive Nashville, TN 37206	**SAME**	**083 12 0 039.00**

WHEREAS, Andrew F. Cauthen and his wife, Kathleen E. Cauthen, owned the below described property as tenants by the entirety; and

WHEREAS, Andrew F. Cauthen died on March 16, 2026, his interest in said property vesting by operation of law in Kathleen E. Cauthen.

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, KATHLEEN E. CAUTHEN (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto KATHLEEN E. CAUTHEN, TRUSTEE of the KATHLEEN E. CAUTHEN DECLARATION OF TRUST dated May 28, 2026, (hereinafter "Grantee), its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of her right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 152, Eastland Acres Section II, as shown on Plat of record in Plat Book 2331, Page 7, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Andrew F. Cauthen and Kathleen E. Cauthen, husband and wife, by Warranty Deed from Geoffrey W. Newhall, of

record in Instrument No. 20200421-0041607, in the Register's Office for Davidson County, Tennessee, dated April 17, 2020, and recorded on April 21, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastland Acres Section II, as recorded in Plat Book 2331, Page(s) 7.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2335, Page 386.

This is improved property known as 2608 Barclay Drive, Nashville, Tennessee 37206.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 1st day of October, 2026.

Kathleen E. Cauthen
KATHLEE E. CAUTHEN, Grantor

STATE OF Illinois)
COUNTY OF Madison)

Personally appeared before me Maiella E. Carroll, a Notary Public of this County, KATHLEEN E. CAUTHEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1 day of October, 2026.

OFFICIAL SEAL
MAIELLA E CARROLL
Notary Public, State of Illinois
Commission No. 987752
My Commission Expires
March 04, 2028

Maiella E Carroll
Notary Public
My Commission Expires: 03/04/2028

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section 67-4-409(a)(1)(C)(vi) [formerly SECTION 67-4-409(a)(3)(F)].