Karen Johnson Davidson County
Batch# 1482875 DEEDQC
10/09/2026 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0093156

PREPARED BY:

Cameron G. Waltman, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

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

Notary Public

My Commission Expires: _____

CATHY M. HALL
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

New Owner Address:
Pickney Family Trust
3852 Hutson Avenue
Nashville, TN 37216

Send Tax Bills To:
Same

Map-Parcel Number:
061 10 0 018.00

QUITCLAIM DEED

Gray Pickney and Sierra Pickney, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Pickney Family Trust**, dated September 17, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 17, 2026**.

Sierra Pickney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sierra Pickney**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 17, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

WITNESS my hand on this day, October 8, **2026**.

Gray Pickney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Gray Pickney**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 8, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 232-A on the Plan of Final Plat, Re-Subdivision of P/O of Lot 231 and 232 on the Plan of Maplewood Heights Second Subdivision of record in Plat at Instrument No. 20180606-0054430, 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 Gray Pickney and Sierra Pickney, husband and wife, from LS-TG Home Fund, LLC, a Delaware limited liability company, by deed of record in Instrument No. 20200902-0099992, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3852 Hutson Avenue, Nashville, TN 37216.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 October 8, 2026.

Cameron Waltman
Affiant Signature

10/8/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
October 8, 2026.

Hannah Jones
Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028