Karen Johnson Davidson County
Batch# 1483125 DEEDQC
10/12/2026 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093497

Prepared by and return to:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Lindsey K. Magner, Trustee 3617 Central Avenue Nashville, TN 37205	Lindsey K. Magner, Trustee 3617 Central Avenue Nashville, TN 37205	104-09-0-082.00

QUITCLAIM DEED

WHEREAS, Lindsey K. Magner acquired the property more particularly described herein by Warranty Deed dated January 30, 2026 from Jozef Zoldos, Successor Trustee of The Jozef Zoldos Qualified Personal Residence Trust and Kathleen Zoldos, Successor Trustee of The Kathleen Zoldos Qualified Personal Residence Trust, recorded February 5, 2026 as Instrument Number 20260205-0008443 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Lindsey K. Magner desires to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, LINDSEY K. MAGNER ("Grantor") quitclaims to LINDSEY K. MAGNER, TRUSTEE OF THE THIRD AMENDMENT AND RESTATEMENT OF LINDSEY B. KEVER TRUST("Grantee") dated September 4, 2026, its successors and assigns as their interests may appear, all of Grantor's right, title, and interest in and to the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Richland Realty Company's Second Subdivision, Division B of record in Plat Book 332, Page 92, 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 Lindsey Magner by Warranty Deed of record in Instrument No. 20260205-0008443 Register's Office for Davidson County, Tennessee, dated January 30, 2026 and recorded on February 05, 2026.

The undersigned acknowledges that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 4th day of September, 2026.

GRANTOR:

Lindsey K. Magner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Lindsey K. Magner, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 day of September, 2026.

Notary Public

Commission Expires: 3/9/29

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Lindsey K. Magner, Trustee

GRANTEE

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

Notary Public

Commission Expires: 3/9/29

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

4913-8872-5963v1

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 9/4/26 (date of document).

Affiant Signature

9/4/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

