Karen Johnson Davidson County
Batch# 1483674 DEEDQC
10/14/2026 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261014-0094226

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	**Send Tax Bills To:**	**Parcel ID Number:**
Winn Family Trust Walter Coulter Winn, Jr. and Belinda Koltz Winn, Co-Trustees 1707 Villa Place Nashville, Tennessee 37212	Same	Map: 104 Group: 08 Parcel: 365.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Walter Coulter Winn, Jr. and Belinda Koltz Winn, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto Walter Coulter Winn, Jr. and Belinda Koltz Winn, as Co-Trustees of the Winn Family Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "Property").

This is improved property known as 1707 Villa Place, Nashville, Tennessee 37212.

The description herein is the same as that contained in the prior instrument.

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

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 13th day of October, 2026.

WALTER COULTER WINN, JR.

BELINDA KOLTZ WINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Walter Coulter Winn, Jr. and Belinda Koltz Winn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of October, 2026.



Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 13th day of October, 2026.



Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 9 on the Plan of the Subdivision of Lot No. 60 in O.B. Hayes' Plan of large lots, of record in Book 161, Page 133, Register's Office for said County. Said part of No. Lot 9 fronts 55 feet on the westerly side of Villa Street and runs back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed to Walter Coulter Winn, Jr. and Belinda Koltz Winn, husband and wife, by Special Warranty Deed from Neighborhood Properties, LLC., a Tennessee limited liability company, of record in Instrument No. 20210818-0112043, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 October 13, 2026.

Date: October 13, 2026

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on October 13, 2026.



Notary Public

My Commission Expires: 09/05/2028