Karen Johnson Davidson County
Batch# 1484005 DEEDQC
10/15/2026 08:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20261015-0094570

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ATTN: TIFFANY SYPRASEUTH
10085 CARROLL CANYON ROAD
SUITE 220
SAN DIEGO, CA 92131

OWNER (SEND TAX BILLS TO):

CHARLES F. BECK & GERRY K. BECK
1769 KINGS ROAD
VISTA, CA 92084

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GERRY K. BECK AND CHARLES F. BECK, WIFE AND HUSBAND, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein, "Grantor"), whose address is 1769 Kings Road, Vista, CA 92084, hereby bargains, sells, remises, releases, quitclaims and conveys to Charles F. Beck and Gerry K. Beck, Trustees of the Beck Family Trust dated August 27, 2026 (herein, "Grantee"), whose address is 1769 Kings Road, Vista, CA 92084, all of Grantor's interest, in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO

Property street address: 1108 N 5th Street, Nashville, TN 37207

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 082-03-0-511-00

This Instrument Prepared By: DenHerder & Associates
10085 Carroll Canyon Road
Suite 220
San Diego, CA 92131

GRANTOR:

Gerry K. Beck

Charles F. Beck

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of San Diego)

On August 27, 2026, before me, Kerah M. Lewis, notary public, personally appeared Charles F. Beck and Gerry K. Beck, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NRO1 KERAH M. LEWIS
COMM. #2420329
Notary Public · California
San Diego County
My Comm. Expires Oct. 9, 2026 NRO1

OATH OF CONSIDERATION

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The actual consideration for this transfer is $0.00.

Grantee:

Beck Family Trust dated August 27, 2026

Charles F. Beck, Trustee

Gerry K. Beck, Trustee

A NOTARYPUBLIC OR OTHEROFFICER COMPLETING THIS CERTIFICATEVERIFIES ONLYTHEIDENTITYOF THEINDIVIDUAL WHOSIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California)
County of San Diego)

Subscribed and sworn to (or affirmed) before me on this 27th day of August, 2026, by Charles F. Beck and Gerry K. Beck, proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

NRO1 KERAH M. LEWIS COMM. #2420329 Notary Public - California San Diego County My Comm. Expires Oct. 9, 2026 NRO1

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 43 of Block "A" on the Plan of Richrroson's Addition to East Nashville of record in Plat Book 161, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 50 feet on the westerly side of North Fifth Street, and runs back between parallel lines 165 feet to an alley

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20220629-0075467 on June 29, 2022.

PIN NO: 082-03-0-511-00

STREET ADDRESS: 1108 N 5th Street, Nashville, TN 37207

Certificate of Authenticity

I, Kerah M Lewis, 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 August 27, 2026.

Date

Affiant Signature

October 7, 2026
Date

State of California

County of San Diego

Sworn to and subscribed before me this 7th day of October, 2026.

Notary's Signature

My Commission Expires: 06/07/2030
Date

Notary's Seal (if on paper)

R. W. CUNNINGHAM
Notary Public - California
San Diego County
Commission # 2558275
My Comm. Expires Jun 7, 2030