Karen Johnson Davidson County
Batch# 1484127 DEEDQC
10/15/2026 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261015-0094730

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- (Gift Transfer) Affiant Subscribed and sworn to before me, this 15 day of October, 2026. Notary Public My Commission Expires: 7-7-27

QUITCLAIM DEED

Address New Owner: John Eric Reynolds & Gerri Kathleen Foster 2009 White Avenue, Nashville, TN 37204	Send Tax Bills to: New Owner	Map Parcel No. 133-02-0-007.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ERIC REYNOLDS AND GERRI KATHLEEN FOSTER,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **EXOTIC AVIAN SANCTUARY OF TENNESSEE, INC. A TENNESSEE NON-PROFIT COMPANY, a twenty (20%) percent interest,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Being Lots Nos. 21 and 22 on the Plan of William Lee, a subdivision of the Roth Property as of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John E. Reynolds and, Gerri K. Foster, by Warranty Deed from Thomas F. Fraizer and wife, Claire B. Fraizer, in Instrument Number 200507250089154, in the Official Records of Davidson County, Tennessee.

This is improved property known as: **248 Sunrise Avenue , Nashville, TN 37211**

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

[Signature on Following Page]

Witness my hands this 15 day of October 2026, the bargaining party, having cause my name to be signed hereto on said day and date.

John Eric Reynolds

Gerri Kathleen Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JOHN ERIC REYNOLDS AND GERRI KATHLEEN FOSTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October 2026.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **10/15/2026** (date of document).

Affiant Signature

10/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **October**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY