QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyer's Escrow Service, Inc.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1256566 DEEDQC
04/04/2025 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250404-0025810

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Bobbie Austin 5405 Zinnia Lane Hermitage, TN 37076	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37129	086-16-0A-117.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JUDY WINDSOR, an unmarried woman** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **BOBBIE AUSTIN, an unmarried woman** (hereinafter "Grantee"), and her heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Freestanding Unit 117 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being the same property conveyed to Bobbie Austin, an unmarried woman, and Judy Windsor, an unmarried woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20250402-0024958 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5405 Zinnia Lane, Hermitage, TN 37076.

This conveyance is subject to the lien of the Deed of Trust of record in Instrument No. 20250402-0024959 in the Register's Office for Davidson County, Tennessee, and is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 4 day of April, 2025.

JUDY WINDSOR, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Windsor, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, and further upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 4 day of April, 2025.

Commission Expires: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 4 day of April, 2025.

Anthony N. Greco, Affiant — 4-4-25 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 4 day of April, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027