BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1257389 DEEDQC
04/08/2025 09 53 11 AM 2 pgs
Fees $12 00 Taxes $0 00
20250408-0026546

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Cynthia Annette Rich, Trustee 1108 A Biltmore Drive Nashville, TN 37204	SAME	131120R00100CO

I, **CYNTHIA ANNETTE RICH,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **CYNTHIA ANNETTE RICH, TRUSTEE OF THE CYNTHIA ANNETTE RICH LIVING TRUST DATED MARCH 26, 2025,** in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Unit A of 1108 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1108 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130307-0022900, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1108 Biltmore Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20130307-0022900, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit
>
> Being part of the same property conveyed to Cynthia Annette Rich by Warranty Deed from Henry M. Flury and wife, Amy S. Flury, of record in Book 9888, Page 423, Register's Office for Davidson County, Tennessee

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search

This is improved property known as: 1108 A Biltmore Drive, Nashville, TN 37204

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of March, 2025.

Cynthia Annette Rich
CYNTHIA ANNETTE RICH

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 Cynthia Annette Rich, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal on this 26th day of March, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Cynthia Annette Rich
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27