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 # 1265600 DEEDQC
04/29/2025 10 08 56 AM 2 pgs
Fees $12 00 Taxes $0 00
20250429-0032837

QUITCLAIM DEED

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

I, **CYNTHIA ANNETTE RICH, TRUSTEE OF THE CYNTHIA ANNETTE RICH LIVING TRUST DATED MARCH 26, 2025,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **CYNTHIA ANNETTE RICH,** 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 Grantor by Deed of record in Instrument No. 20250408-0026546, 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 28th day of April, 2025.

Cynthia Annette Rich
CYNTHIA ANNETTE RICH, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Cynthia Annette Rich, 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, and who further acknowledged that she is a Trustee of The Cynthia Annette Rich Living Trust Dated March 26, 2025, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

Witness my hand and seal on this 28th day of April, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 28th day of April, 2025.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/4/27