THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1284723 DEEDQC
06/16/2025 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 12 day of June, 2025.

Notary Public
My Commission Expires: 4/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Girls Living Trust **2100 Strombury Drive** **Hermitage, TN 37076**	**Girls Living Trust** **2100 Strombury Drive** **Hermitage, TN 37076**	**086-08-0-063.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erin Jeanine Cardinael, formerly known as Erin Jeanine Hamouz, widowed** ("Grantor"), by these presents does hereby Quitclaim and convey unto the **Girls Living Trust dated June 12, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 402 on the Plan of Camden Woods, Phase I, as of record in Plat Book 6900, pages 697 and 698, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Erin Jeanine Hamouz by Warranty Deed from Richard M. Brown and wife, Kimberly A. Brown, of record at Instrument number 20200617-0062839, in the Register's Office for Davidson County, Tennessee, dated April 10, 2020. The said Erin Jeanine Hamouz is now known as Erin Jeanine Cardinael.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2100 Strombury Drive, Hermitage, Tennessee 37076.**

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 12th day of June, 2025.

GRANTOR:

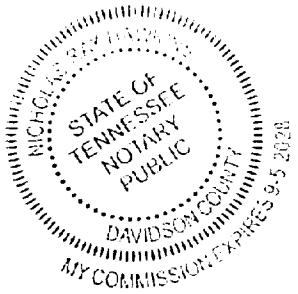
Erin Jeanine Cardinael

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of June, 2025, before me personally appeared Erin Jeanine Cardinael, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 12th day of June, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 June 12, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 12th day of June, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of June, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

