[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1309027 DEEDQC
08/12/2025 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250812-0064273

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 12th day of August 2025.

Notary Public
My Commission Expires:_____

SONYA SHEPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Philip Michael Judd, Trustee of the Philip Michael Judd Revocable Trust, and Selena Mullinax Judd, Trustee of the Selena Mullinax Judd Revocable Trust 4261 Rachel Donelson Pass Hermitage TN 37076	Same	075-11-0A-117:00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Philip M. Judd and Selena M. Judd, husband and wife** (the "Grantors"), do hereby quitclaim and convey unto **Philip Michael Judd, Trustee under The Philip Michael Judd Revocable Trust dated August 12, 2025**, as to 1/2 undivided interest, **and Selena Mullinax Judd, Trustee under The Selena Mullinax Judd Revocable Trust dated August 12, 2025**, as to 1/2 undivided interest, (the "Grantee"), their heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Phase Four-B, Heritage Meadows, of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip M. Judd and Selena M. Judd, husband and wife, by Warranty Deed from Philip M. Judd, an unmarried man, dated August 12, 2025, recorded August 12, 2025, of record in Instrument No. 20250812-0064236, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20031111-0164698, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10337, Page 102, Declaration of Annexation of record in Instrument No. 20040419-0044083, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 10613, Page 652, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20031106-0163196, in the Register's Office for Davidson County, Tennessee. Conveyance Deed contained in Quitclaim Deed of record in Instrument No. 20090115-0003847, in the Register's Office for Davidson County, **Tennessee. This conveyance is subject to any and all existing easements** and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is Improved Property located at: **4261 Rachel Donelson Pass, Hermitage TN 37076**

These Trusts ("The Philip Michael Judd Revocable Trust" and "The Selena Mullinax Judd Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.
In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.
This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.
This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 12th DAY OF AUGUST 2025.

Philip M. Judd

Selena M. Judd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Sonya Shepard, a Notary Public of said County and State, appeared **Philip M. Judd and Selena M. Judd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 12th day of August 2025.

NOTARY PUBLIC
My Commission Expires: _____

SONYA SHEPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Certificate of Authenticity

I, **Michael S. Goode**, 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 **August 12, 2025**.

Affiant Signature

8/12/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

