QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: *Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122* *(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)*	
NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantors to a revocable living trust created by Grantors for their use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp) Karen Johnson Davidson County Batch# 1354551 DEEDQC 12/05/2025 11:06:30 AM 2 pgs Fees: $12.00 Taxes: $0.00 20251205-0096814

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Blalock Joint Revocable Trust 3438 B Stokesmont Road Nashville, TN 37215	Same as New Owner	117070V00200CO

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, we, **TIM BLALOCK and KAREN BLALOCK, husband and wife** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **BLALOCK JOINT REVOCABLE TRUST U/A/D JULY 24, 2025** (hereinafter "Grantee"), and its successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Stokesmont 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 Stokesmont Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131025-0111504, 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 Stokesmont 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. 20131025-0111504, 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 the same property conveyed to Tim Blalock and Karen Blalock, husband and wife, by Warranty Deed from Cindy J. Betts, married, dated May 12, 2015 and recorded on May 14, 2015 in Instrument No. 20150514-0044381 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3438 B Stokesmont Road, Nashville, TN 37215.

This conveyance is subject to (a) all matters appearing on the plan of record in Instrument No. 20131025-0111504 and Plat Book 547, Page 156, said Register's Office; (b) restrictive covenants of record in Instrument Nos. 20131025-0111504 and 20140218-0013555, said Register's Office; (c) Restrictions for Stormwater Facilities and Systems recorded at Instrument No. 20140218-0013555, (d) Assignment and Assumption recorded at Instrument No. 20150122-0006404, said Register's Office; and (e) Charter of Stokesmont Cottages recorded at Instrument No. 20131025-01 11503, said Register's Office. This conveyance is further expressly subject to the liens of any Deeds of Trust of record, and 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 3 day of December, 2025.

TIM BLALOCK, Grantor

KAREN BLALOCK, 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 **TIM BLALOCK** and **KAREN BLALOCK**, the within named Grantors, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 3 day of December, 2025.

Commission Expires: July 30, 2029

NOTARY PUBLIC

JOANNA TORRES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, S. Nixon Pressley, 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 3rd day of December, 2025.

S. Nixon Pressley, Affiant — December 5, 2025 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 5th day of December, 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