This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1361760 DEEDQC
12/29/2025 09:37:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251229-0102462

New Owner:	Send Tax Bill:	Map/Parcel
Cynthia M. Figaro, Trustee of the Cynthia M. Figaro Revocable Living Trust dated October 27, 2025, and any amendments thereto 1204 Wexford Downs Lane Nashville, TN 37211	Same as new owner	172 14 0A 103.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Cynthia M. Figaro
AFFIANT

Sworn to and subscribed before me this 27th day of October 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CYNTHIA M. FIGARO**, (Grantor), an unmarried woman, by these present do hereby quitclaim and convey unto **CYNTHIA M. FIGARO, TRUSTEE OF THE CYNTHIA M. FIGARO REVOCABLE LIVING TRUST DATED OCTOBER 27, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 151, on the Plan of Wexford Downs, Section Two, a Planned Unit Development, as shown by plat appearing of record in Plat Book 9700, Pages 593 and 594 , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lloyd B. Figaro, Sr. and wife, Cynthia C. Figaro, by deed from Jonathan C. Kiepek and wife, Wendy Kiepek, of record in Instrument No. 20030220-0022369, said Register's Office. Lloyd b. Figaro, Sr. having since died with his share passing to Cynthia C. Figaro through tenants by the entireties.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 10292, Page 51; 1st supplement of record in Book 10792, Page 822; 2nd supplement of record in Instrument No. 20000810- 0079496; Charter of Homeowner's Association of record in Book 10500, Page 444; Articles of Incorporation of record in Book 10085, Page 930; Deeds of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149, and Book 11444, Page 177, and, any and all matters as shown on plat of record in Plat Book 9700, Pages 593 and 594; all in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1204 Wexford Downs Lane, Nashville. IN 37211.

WITNESS MY HAND this 27th day of October, 20___.

By: Cynthia M. Figaro
CYNTHIA M. FIGARO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYNTHIA M. FIGARO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 27th day of October, 2025.

R Knight
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029