PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:

KIMBERLY HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 8, 2029

Karen Johnson Davidson County
Batch # 1362096 DEEDQC
12/29/2025 02:04:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102951

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00.

Jami Mann

Affiants: Robert Stuchbury and Jami Mann

Subscribed and sworn before me this the 10th day of OCT, 2025

Kimberly Huffines
Notary Public

My commission expires May 8, 2029

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

Please send tax bill to:
Jami Mann
310 Lynnwood Blvd
Nashville, TN 37205

After recording, mail document
Name: Robert Stuchbury and Jami Mann
Address: 310 Lynnwood Blvd. Nashville, Tennessee 37205
And tax statements to: Same

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective 10/10/2025 (the "Effective Date") between the : Robert Stuchbury and Jami Mann (Grantors) a married couple and tenants by entirety of 310 Lynnwood Blvd. Nashville, Tennessee 37205 and Robert Stuchbury and Jami Mann (Grantees/ Trustees) of THE JOINT REVOCABLE LIVING TRUST OF Robert Arthur Stuchbury and Jami Mann dated 10/10/2025 a revocable Trust with a mailing address of 310 Lynnwood Blvd. Nashville, Tennessee 37205.

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantee, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following:

Mailing Address

310 Lynnwood Blvd. Nashville, Tennessee 37205

Map- Parcel Numbers

116-07-0 072.00

Legal Description

Being the southerly half Lot No. 26 on the Plan of Royal Oaks Land Company's Subdivision of The Baker Tract, as of record in Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 26 fronts 100 feet on the easterly side of Lynnwood Boulevard and runs back between parallel lines 200 feet to the westerly line of Lot No. 25.

Being the same property conveyed to Jami Mann and Robert Stuchbury, wife and husband by Warranty Deed dated February 23rd, 2024, from Martha M. Kennedy a widow, and recorded on February 26th 2024, in instrument No. 20240226-0012792. This instrument was executed on behalf of Martha Kennedy, pursuant to a Power of Attorney executed by her on the 22nd day of June 2023, of record in Instrument No. 20240276-0012791.

Being the same property conveyed to David L. Kennedy and wife, Martha M. Kennedy by Warranty Deed dated August 19, 1988, from Margret H. Hern, a widow, of record in Book 7633, Page 282, register's Office for Davidson County, Tennessee. The said David L. Kennedy having since died on January 31, 2020, the property was vested in Martha M. Kennedy as surviving tenant by the entirety.

This conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Page 102 & 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters set forth therein; 2) Restrictive Covenants contained in instrument of record Book 739, Page 207, Register's Office for Davidson County, Tennessee; 3) Charter of Bengal Investments, L.P., of record in Instrument No. 20031017-0154110, Register's Office for Davidsson County, Tennessee.

Witnessed my hand this 10 day of October 2025.

Jami Mann

Robert Stuchbury

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this 10th day of October, 2025.

Grantor/ Grantee
Jami Mann

Grantor/ Grantee

Robert Stuchbury

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me, Jami Mann and Robert Stuchbury to me known to be the persons described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 10th day of Oct., 2025.

Notary's Public Signature
(Date)
My Commission Expires May 8, 2029

