Karen Johnson Davidson County
Batch# 1379068 DEEDQC
02/11/2026 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260211-0010572

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Affiant

Sworn to and subscribed before me this 10th day of February, 2026.

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Notary Public
My Commission Expires: 06/26/2028

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of February, 2026, among:

CINDY LOU FORD, A SINGLE WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CF TRUST DATED FEBRUARY 10, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly 40' of Lot, 13 Block A on the Plan of Broadmoor of record in Plat Book 547, Page(s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 and part of Lot 13 Front 90 Feet on the Southerly Side of Gwynn Drive and run back Parallel lines 150 Feet to a dead line.

Being the same property conveyed to Cindy Lou Ford, a single woman by Warranty Deed from Charlotte Amelia Morris, unmarried dated June 26, 2025, and recorded July 3, 2025, at Instrument No. 20250703-0052654, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1002 Gwynn Drive, Nashville, TN 37216.

THIS DEED has been prepared solely upon information furnished by **Cindy Lou Ford.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CINDY LOU FORD

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cindy Lou Ford**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2026.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

CF Trust dated February 10, 2026
1002 Gwynn Drive
Nashville, TN 37216

Responsible Party For Taxes:

RoundPoint Mortgage Servicing
446 Wrenplace Road
Fort Mill, SC 29715

Tax Map and Parcel: 061 07 0 177.00

Certificate of Authenticity

I, Trent Linville, 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 February 10, 2026.

Date

T Linville

Affiant Signature

2-10-2026

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10 day of February, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

