Drafted by Lindsey P. Smith, 5119 Citation Ct., Mt. Juliet, TN 37122
Without benefit of a full title examination and no liability is assumed for any status in title or matter which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1381867 DEEDQC
02/17/2026 01:40:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012461

FROM:
Lindsey P. Smith

TO:
CYNTHIA PICKLE

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 17th day of February 2026, by and between Lindsey P. Smith ("Grantor"), and Cynthia Pickel ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey P. Smith** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey* to **Cynthia Pickle,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* All of my right, title and interests

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1028 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-015567I, and second amendment In Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register' s Office, together with the undivided percentage interest In the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference Is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-015567I, and second amendment in Instrument No. 20060518-0058640, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to ELIZABETH W. LAMB, by deed from RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060926-0118788, dated August 31, 2006, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 20 I9 and subsequent years for Map-Par. 082-14-0A-l08.00 CO.

Master Deed of record as Instrument No. 20051221-0 I53160, as amended as Instrument Nos. 2005I228-0155671, 20060518-0058640 and 20150402-0029055, said Register's Office.

By-Laws as set out in the Master Deed Restrictions of record as Instrument No. 20051221-

0153160, and as amended as Instrument No. 20090109-0002382, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7228, page 400, and Book 11112, page 881, said Register's Office.
Warranty Deed of Flowage Easement granted unto USA of record in Book 2303, page 437, said Register's Office.

Easement for Lick Branch Sewer and Easement for East Nashville Interceptor Sewer for the sewage disposal system and plan as reserved in the Warranty Deed from City of Nashville of record in book 2098, page 166, said Register's Office.

Agreement granted unto the City of Nashville as shown by Decree of record in Minute Book 55, page 468, said Register's Office.

Easement granted unto USA by Nashville Gas Company as set out in the Warranty Deed of Flowage Easement of record in Book 2199, page 537, said Register's Office.

Memorandum of Lease with Web Service Company, Inc. of record in Book 11233, page 522, said Register's Office.

Subordination and Non-Disturbance Agreement of record in Book 11405, page 552, said Register's Office.

Easement granted to Comcast of Nashville of record in Instrument No. 20160301-0019392, said Register's Office.

Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

This is improved property located at 1028 1st Avenue North Nashville TN 37201

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is the same description as in the previous deed of record.

Being the same property conveyed to Cynthia Pickle and Lindsey P. Smith, as joint tenants with right of survivorship by Warranty Deed from Elizabeth W. Lamb, Married, dated October 31, 2018, and recorded on March 19, 2019, in the Register's Office for Davidson County, Tennessee, Instrument number 20181105-0109336.

Lindsey P. Smith
Grantor

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lindsey P. Smith** named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17th day of February, 2026.

NASTASSIA FERDINAND
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 5-14-2029
WILSON COUNTY

Nastassia Ferdinand
Notary Public

My Commission Expires: 5.14.29

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Subscribed and sworn to before me, this 17th day of February, 2026.

Affiant

NASTASSIA FERDINAND
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 5-14-2029
WILSON COUNTY

Notary Public
My Commission Expires: 5.14.29

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Cynthia Pickle 5119 Citation Court Mt. Juliet TN 37122	Same/Owner	1028 1st Avenue North Nashville, TN 37201 082-14-OA-108.00 CO