Karen Johnson Davidson County
Batch# 1382663 DEEDQC
02/18/2026 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0013042

CLAIRE KATHERINE WEAVER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WE0016259
Qualified in Washington County
My Commission Expires 11-12-2027,

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF New York)
COUNTY OF Warren)

Actual consideration for this transfer is -$0-.

Marilyn J. Reed
AFFIANT

Subscribed and sworn to before me on this day, February 10th, 2026.

Notary Public

My Commission Expires: 11-12-2027

New Owner Address:
Marilyn Joan Lucas Reed Trust
304 Bonnavue Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
075 05 0 007.00

QUITCLAIM DEED

Marilyn J. Reed, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Marilyn Joan Lucas Reed Trust**, dated November 3, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, February 10, **2026**.

Marilyn J. Reed

Marilyn J. Reed

STATE OF New York)
COUNTY OF Warren)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Marilyn J. Reed**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 10th, 2026.

Notary Public

My Commission Expires: 11-12-2027

CLAIRE KATHERINE WEAVER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WE0016259
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marilyn J. Reed, unmarried, from Rachel Kellogg (F/K/A Rachel C. Calvitti), married, by deed of record in Instrument No. 20181212-0121148, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 304 Bonnavue Drive, Hermitage, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 Feb 10, 2026.

Affiant Signature

2/18/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
February 18, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028