Karen Johnson Davidson County
Batch # 1389054 DEEDQC
03/05/2026 12:53:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260305-0017781

Return to
Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Rebecca R. Hinton
Affiant

Subscribed and sworn to before me this 27 day of February, 2026.

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Notary Public
My commission expires: 09/07/26

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rebecca Rocelia Hinton, Trustee 320 Old Hickory Blvd, #2507 Nashville, TN 37221	New Owner	128-12-0A-113.00 CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Rebecca R. Hinton, an unmarried woman,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Rebecca Rocelia Hinton, as Trustee, or her successor trustees in interest as they may appear, of The Rebecca Rocelia Hinton Revocable Living Trust, U/A dated March 31, 2021, and any amendments and/or restatements thereto,** hereinafter the Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 113, on the Horizontal Property Regime for Eagle Ridge at the Reserve, as recorded in the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003696, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Rebecca R. Hinton, an unmarried woman, by Warranty Deed from Joshua Kravitz, unmarried and Jason S. Kersey, unmarried as joint tenants with right of survivorship, dated April 3, 2020 and recorded April 6, 2020, in Instrument No. 20200406-0036489, Office of the Register of Deeds of Davidson County, Tennessee.

Rebecca R. Hinton and Rebecca Rocelia Hinton being one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(vi) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to herself as Trustee of her revocable living trust.

This is improved property known as 320 Old Hickory Boulevard, #2507, Nashville, TN 37221.

Witness my hand this 27 day of February, 2026.

Rebecca R. Hinton

Rebecca R. Hinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rebecca R. Hinton,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of February, 2026.

Notary Public

My commission expires: 09/07/26
(Affix Seal)

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON