Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1389135 DEEDQC
03/05/2026 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260305-0017892

Cynthia S. Lockyear, et vir

TO:

Scott Alan Lockyear and Cynthia Sue Lockyear, Trustees of the Lockyear Family Community Property Trust dated March 5, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 5th day of March, 2026, by **Cynthia S. Lockyear and Scott A. Lockyear, wife and husband** ("Grantors"), to **Scott Alan Lockyear and Cynthia Sue Lockyear, Trustees of the Lockyear Family Community Property Trust dated March 5, 2026, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **1717 A 3rd Avenue N, Nashville, TN 37208**
PARCEL ID: **082-05-0Z-001.00**

(Address and Parcel ID given for reference only; not a part of the legal description)

BEING Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1717 3rd Avenue North, a Horizontal Property Regine with Private Elements of record as Instrument No. 20170512-0047590 and being shown on Plat attached thereto as Exhibit "B", 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 Cynthia S. Lockyear and Scott A. Lockyear, wife and husband, by Quitclaim Deed from Cynthia S. Lockyear f/k/a Cynthia Stroburg, dated February 23, 2021, and recorded on July 27, 2021, in Instrument No. 20210727-0100746, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Cynthia Stroburg, an unmarried woman, by Warranty Deed from John Keith Jennette, married, dated February 23, 2018, and recorded on April 27, 2018, in Instrument No. 20180427-0040072 in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: 2301 Alameda Street, Nashville, TN 37208
PARCEL ID: 092-03-0-126.00

(Address and Parcel ID given for reference only; not a part of the legal description)

BEING Lot No. 1 on the map of SUBDIVISION OF WEST PART OF LOT NO 2 IN SUBDIVISION OF THE HARDING-LYTLE-TRACT, as of record in Book 974, Page 52, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 62 feet on the Southerly side of Alameda Street and runs back 162.60 feet on the Westerly line and 181.5 feet on the Easterly line, with the Westerly margin of the right of way of the Tennessee Central Railroad, to an alley, measuring 139 feet thereon.

BEING the same property conveyed to Scott Lockyear and Cynthia Lockyear, husband and wife, by Warranty Deed from Myduy P. Nguyen and Hoai Quang Ho, married, dated December 2, 2025, and recorded on December 5, 2025, in Instrument No. 20251205-0096762, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

Cynthia S. Lockyear and Cynthia Lockyear being one and the same person.

Scott A. Lockyear and Scott Lockyear being one and the same person.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Cynthia S. Lockyear
Grantor

Scott A. Lockyear
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia S. Lockyear and Scott A. Lockyear**, 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 5th day of March, 2026.

SARA B. LADEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/14/2029

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Property Address and Map/Parcel No.**	**Property Address and Map/Parcel No.**
Scott Alan Lockyear and Cynthia Sue Lockyear, Trustees 1717 A 3rd Ave N Nashville, TN 37208	**PARCEL 1** 1717 A 3rd Avenue N Nashville, TN 37208	**PARCEL 2** 2301 Alameda Street Nashville, TN 37208
Person/Entity Responsible for Payment of Property Taxes Same/Owner	082-05-0Z-001.00	092-03-0-126.00

Certificate of Authenticity

I, John W Crow III, 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 3/5/26.

John W Crow III
Affiant Signature

3/5/26
Date

State of Tennessee)
County of Williamson)

Sworn to and subscribed before me this
5th day of March, 2026.

Sara B. Lademan
Notary's Signature

My Commission Expires: 9/16/2029

SARA B. LADEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY