THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1393163 DEEDQC
03/16/2026 10:30:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260316-0020570

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 13 day of March, 2026.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sydney Taylor Winstead 326 Marshall St Nashville, TN 37207	New Owner	Map and Parcel No.: 071-11-0-139.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Judith Winstead, a married woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Sydney Taylor Winstead, an unmarried woman**, her heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, Being Lot No. 9 on the Plan of S.A. Buchanan Re-Subdivision of Lots No's 4-5-6-12-13-18-19-24-25-30 and 31 of the Trinity Heights Addition, of record in Book 547, Page 166 (erroneously referred to Page 188 in prior deeds), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sydney Taylor Winstead, an unmarried woman and Judith Winstead, a married woman, as tenants in common with right of survivorship by Warranty Deed from Timothy G. Wingard, an unmarried man, dated October 4, 2021 and recorded on October 8, 2021 in Instrument No. 20211008-0135717, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 326 Marshall St, Nashville, TN 37207.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of March, 2026.

Judith Winstead

Judith Winstead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judith Winstead**, 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, at Office, this 13 day of March, 2026.



Notary Public

My Commission Expires: _____