Karen Johnson Davidson County
Batch# 1396613 DEEDQC
03/24/2026 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260324-0023397

* *

OWNER AND RESPONSIBLE TAXPAYER:

Richard A. Hoyt, Trustee of the Richard A. Hoyt Revocable Living Trust Dated December 9, 2025
465 Belleview Avenue
Webster Groves, MO 63119

THIS DOCUMENT PREPARED BY:

Elder Care Law of Tennessee
P.O. Box 3804
Knoxville, TN 37927-3804

Property ID: 141-06-0-D 048.00CO
Property Address: 3097 Harpeth Springs Drive, Nashville, TN 37221

QUIT CLAIM DEED

THIS INDENTURE, made on MARCH 2ND, 2026 between the following persons:

FIRST PARTY: Richard A. Hoyt

SECOND PARTY: Richard A. Hoyt, Trustee of the Richard A. Hoyt Revocable Living Trust Dated December 9, 2025, and any amendments thereto

WITNESSETH: That the First Party, for and in consideration of $1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, quitclaims to the Second Party all of the First Party's interest in and of the following land:

LAND in Davidson County, Tennessee, being Unit No. 48 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard A. Hoyt and wife, Joan M. Hoyt from Jack D. Hoard and Carolyn E. Hoard, husband and wife by Warranty Deed dated August 29, 2006, of record as Instrument no. 20060906-0109993 in the Register's Office for Davidson County, Tennessee. Joan M. Hoyt died on July 9, 2025, being still married to Richard A. Hoyt.

The preparer of this deed has not conducted a title search and makes no representation regarding validity of title.

IN WITNESS WHEREOF, the First Party hereunder set his/her hand the day and year first above written.

Richard A. Hoyt

Richard A. Hoyt, First Party

STATE OF Missouri)
COUNTY OF St. Louis)

Personally appeared before me, the undersigned authority, Richard A. Hoyt, with whom I am personally acquainted and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

Witness my hand, at office this day, March 2nd, 2026.

Tabitha N Mitchell

Notary Public
My commission expires:

TABITHA N MITCHELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 13, 2028
ST. LOUIS COUNTY
COMMISSION #16844069

* *

AFFIDAVIT

STATE OF Missouri)
COUNTY OF St. Louis)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.00.

Richard A. Hoyt

Richard A. Hoyt, Affiant

Sworn to and subscribed before me this day, March 2nd, 2026.

Tabitha N Mitchell

Notary Public
My commission expires:

TABITHA N MITCHELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 13, 2028
ST. LOUIS COUNTY
COMMISSION #16844069

True Copy Certification
for Quit Claim Deed for Richard A. Hoyt

I, Stephanie Sargent, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 March 2, 2026.

Signature

3/24/2026
Date

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me Andrea Ramos, a notary public for this county and state, Stephanie Sargent, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand, at office this day, March 24, 2026.



Andrea Ramos
Notary Public
My commission expires: 7/31/2029