Karen Johnson Davidson County
Batch# 1408774 DEEDQC
04/20/2026 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032382

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | TOMMY@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 20, 2026.

Notary Public

My Commission Expires: _____

New Owner Address:
Roostmere Family Trust
709 Lynnwood Blvd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
130 07 0 064.00

QUITCLAIM DEED

Alexandra Waldo and Mark Waldo, wife and husband (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Roostmere Family Trust**, dated April 20, 2026 ("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, **April 20, 2026**.

Alexandra Waldo

Mark Waldo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal, at office, on this day, April 20, 2026.

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

Notary Public

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 184, as shown on the map entitled Re-Subdivision Parts Royal Oak, of record in Book 974, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Alexandra Waldo and Mark Waldo, wife and husband, from Danny Ward and Jennifer Ward, husband and wife, by deed of record in Instrument No. 20251014-0081755, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises, including but not limited to: (i) Matters shown on the Plan of record in Plat Book 974, page 4, said Register's Office; (ii) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, page 281, said Register's Office.

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

This property is commonly known as 709 Lynnwood Blvd, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, 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 April 20, 2026.

Affiant Signature

4/20/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
April 20, 2026

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026