Karen Johnson Davidson County
Batch # 1415032 DEEDQC
05/04/2026 09:09:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260504-0039211

This Instrument Prepared By:
Judy A. Oxford
Attorney at Law
1616 Westgate Cir, Ste 215
Brentwood, TN 37027
(615) 791-8511

mation provided by the parties

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes:**	**Tax Map and Parcel No.:**
Richard L. Algood 217 Maple Dr Franklin, TN 37064	Richard L. Algood 217 Maple Dr Franklin, TN 37064	118-09-0D-010.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We,

Richard L. Algood and Amy E. Algood, Trustees of
The Richard and Amy Algood Living Trust dated March 12, 2020,

hereby quitclaim to

Richard L. Algood, an unmarried man,

hereafter called "Grantee", his heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 10 of Glendale Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Glendale Condominiums of record in Instrument No. 20080104-0001233, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed.

Being the same property conveyed to Richard L. Algood and Amy E. Algood, Trustees of The Richard and Amy Algood Living Trust dated March 12, 2020, by Warranty deed from Ted Stewart Eads and Catherine Marie Eads, a married couple, of record in Instrument No. 20230510-0034773 Register's Office for Davidson County, Tennessee, dated May 8, 2023 and recorded on May 10, 2023.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have

been assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 1112 Clifton Lane, Unit 10, Nashville, TN 37204.

IN WITNESS WHEREOF, we have hereunto set our hands on the dates set forth below:

Richard L. Algood, Trustee Date: 4/24/2026

Amy E. Algood, Trustee Date: 3.18.2026

TIFFANY M. JOHNS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD L. ALGOOD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he along with Amy E. Algood are the Trustees of The Richard and Amy Algood Living Trust dated March 12, 2020, the within-named bargainer, a trust, and that he as such TRUSTEE executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of April, 2026.

IRENE KENNEDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/20/2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY E. ALGOOD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she along with Richard L. Algood are the Trustees of The Richard and Amy Algood Living Trust dated March 12, 2020, the within-named bargainer, a trust, and that she as such TRUSTEE executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by herself as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 4.3.2029

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, Richard L. Algood, the Affiant, hereby swear or affirm that this Deed was executed and delivered for the purpose of division of property in a divorce, and is therefore exempt from any transfer tax pursuant to TCA § 67-4-409, and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 24th day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 10/20/2026

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY