Karen Johnson Davidson County
Batch# 1415323 DEEDQC
05/04/2026 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260504-0039592

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Lindsey C. Kendrick 3423 B Trimble Road Nashville, Tennessee 37215	Same	131-01-0P-003.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RICHARD C. KENDRICK**, a single man ("Grantor"), does hereby quitclaim and convey unto **LINDSEY C. KENDRICK**, a single woman (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 3423 B Trimble Road, Nashville, Tennessee 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 5th day of ~~February~~ March, 2026.

GRANTOR:

Richard C. Kendrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Richard C. Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 5th day of ~~February~~ March, 2026.

Laura Allison
Notary Public

LAURA ALLISON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. March 6, 2029
COUNTY OF DAVIDSON

My Commission Expires: 3-6-2029

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration for this transfer is $0.

Courtney Creal
AFFIANT

Subscribed and sworn to before me, this 4th **day of** May **~~February~~, 2026.**

NOTARY PUBLIC

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Trimble Estates Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Trimble Estates Townhomes, a Horizontal Property Regime, of record in Instrument Number 20041230-0154866, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Richard C. Kendrick, by deed, of record in Instrument No. 20200403-0035969, Register's Office for Davidson County, Tennessee.

This is improved property known as 3423 B Trimble Road, Nashville, Tennessee 37215.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated December 17, 2025.

CERTIFICATE OF AUTHENTICITY

I, Stephen Zrack, do hereby make oath that I am a licensed attorney (Tennessee Bar No. 18971) 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 March 5, 2026.

Affiant Signature

March 5, 2026
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of March, 2026.

Angela M. Staats
Notary Signature

My Commission Expires: 8/15/2026

Notary Seal:

