THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value for this transfer, whichever is greater is $0

Corin Lines-Stary
Grantor

Sworn to and subscribed by me, this 1 day of May, 2026.

J David Dillon
Notary Public
My commission expires: 3/9/2027

STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Karen Johnson
Batch # 1416604
05/06/2026 08:28:03 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260506-0040649

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Corin Lines-Stary and Marat Stary, Co-Trustees 1113 Batey Drive Nashville, TN 37204	Same	131-12-1B-001.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARAT STARY and wife CORIN LINES-STARY (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto MARAT STARY and CORIN LINES-STARY, TRUSTEES OF THE MARAT AND CORIN STARY 2026 REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT DATED MAY 1, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 1 day of May, 2026.

MARAT STARY, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, MARAT STARY, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1 day of May, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

CORIN LINES-STARY, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, CORIN LINES-STARY, the within named Grantor, 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 1 day of May, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of Homes at 1113 Batey Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 1113 Batey Drive, a horizontal property regime with private elements, of record in Instrument No. 20210305-0029425, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at1113 Batey Drive, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, the plan of record in Book 2083, page 88, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Range Construction LLC, a Tennessee limited liability company by Warranty Deed from Darrell T. Lambert and Deborah H. Lambert and Allison E. Lambert, dated January 28, 2021, recorded January 29, 2021, of record in Instrument No. 20210129-0013628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

This is improved property located at: 1113 Batey Drive, Nashville, TN 37204.

Being further the property conveyed by Range Construction LLC, a Tennessee Limited Liability Company by Warranty Deed to Corin Lines-Stary and Marat Stary, wife and husband, dated August 17, 2022, recorded August 17, 2022, of record in Instrument No. 20220817-0093428, Register's Office for Davidson County, Tennessee.