Karen Johnson
Batch # 1418005
05/08/2026 12:12:47 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260508-0041677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-**

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT I. CUDD	**SAME**	**117-11-0-B** **61.00CO**
(NAME) **3600 Hillsboro Road, #D-13**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Rebecca Ann Breedlove, Successor Trustee of THE VIRGINIA ANN CUDD TRUST U/T/A dated August 21, 2002,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **SCOTT I. CUDD**, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. D-13, Parcel 61, in a horizontal regime, which is located on the plat of Villager East Condominium, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald E. Cudd and wife, Virginia A. Cudd, by deed from Jack Raymond and wife, Margaret R. Raymond, of record in Book 9595, page 918, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Virginia Ann Cudd, Trustee of the Virginia Ann Cudd Revocable Trust U/T/A dated August 21, 2002, from Donald E. Cudd and wife, Virginia Ann Cudd (being the same person as Virginia A. Cudd), by Quitclaim Deed dated September 20, 2002, of record in Instrument No. 20021120-0144302, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **3600 Hillsboro Road, #D-13, Nashville, TN 37215.**

Witness my hands, this the 7th day of May, 2026.

Rebecca Ann Breedlove, Trustee

Rebecca Ann Breedlove, Trustee of
THE VIRGINIA ANN CUDD TRUST U/T/A dated August 21, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Ann Breedlove, Trustee of THE VIRGINIA ANN CUDD TRUST U/T/A dated August 21, 2002,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

CERTIFICATE OF TRUST OF
THE VIRGINIA ANN CUDD TRUST

This Certificate of Trust is executed pursuant to T.C.A. § 35-15-1013 and may be relied upon by third parties in lieu of the full trust instrument.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Now comes, the undersigned, Trustee of the above-named Trust upon oath and hereby deposes and says as follows:

1. That the name of the Trust is THE VIRGINIA ANN CUDD TRUST U/T/A dated August 21, 2002;

2. That the name of the Settlor was VIRGINIA ANN CUDD;

3. That the name of the Original Trustee was VIRGINIA ANN CUDD;

4. That the name of the initial Successor Trustee is DONALD E. CUDD, however, he died on December 10, 2010;

5. That the alternate Successor Trustee is REBECCA ANN BREEDLOVE as agreed upon between all three named Alternate Successor Trustees, REBECCA ANN BREEDLOVE, AMY LYNN SIMON and SCOTT I. CUDD;

6. That the Date of the Original Trust Instrument is August 21, 2002;

7. That the Trust has not been amended since the date of its creation;

8. That the name of the Current Trustee is REBECCA ANN BREEDLOVE;

9. That the current Trustee possesses the authority to perform discretionary acts as Trustee without the consent, concurrence, or direction of the beneficiaries;

10. That the Trustee possesses the authority under the declaration of trust to convey, mortgage, lease, grant restrictions or easements, other interests relating to any real estate transferred into the trust at any time;

11. That as of the date hereof, the Trust has not been revoked, or otherwise terminated and is still in full force and effect,

12. That the Powers of Trustee are listed in Article 6.05 of the Trust Instrument, which include the statutory authority conferred on Trustees pursuant to T.C.A Section 35-50-110.

13. That as of the date hereof the Settlor has died;

Signed at Nashville, Tennessee on this the 7th day of May, 2026.

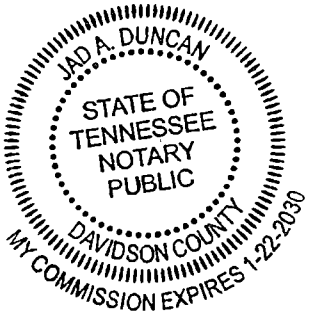
Rebecca A Breedlove, Trustee

REBECCA ANN BREEDLOVE, Trustee

Sworn to and subscribed before me, the undersigned, a Notary Public, by the declarant, for the truth and purpose therein contained on the day and date given.

NOTARY PUBLIC

My Commission Expires: 1/22/2030



This Instrument Prepared By:

JAD A. DUNCAN, Attorney at Law
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