This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1427990 DEEDQC
06/04/2026 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260604-0050585

| New owner: | Send tax bills to: | Tax Map/Parcel No: |
|---|---|---|
| MUFFLEY FAMILY TRUST<br>2103 Fernwood Drive<br>Nashville, TN 37216 | Ryan and Michelle Muffley<br>2103 Fernwood Drive<br>Nashville, TN 37216 | 072-12-0H-001.00-CO |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Ryan Muffley and Michelle Muffley, Grantors, convey and quitclaim to Ryan Patrick Muffley and Michelle Lynn Muffley as co-Trustees of the **MUFFLEY FAMILY TRUST dated the 1st day of June 2026**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being unit number 2101A in Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Homes at 2101 Fernwood Drive, a Horizontal Property Regime with Private Elements of Record in Instrument Number 20160824-0088814, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ryan Muffley and Michelle Muffley by warranty deed from Laurie Adams Read and Matthew Arthur Read, wife and husband, dated the 28th day of May 2024 of record in instrument number 20240606-0042413, said Register's Office.

This is improved property known as 2103 Fernwood Drive Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

**THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.**

**IN WITNESS WHEREOF,** Grantors have caused this instrument to be executed on this 1st day of June 2026.

Ryan Muffley, Grantor

Michelle Muffley, Grantor

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, Notary Public of said County and State, Ryan Muffley and Michelle Muffley, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 1st day of June 2026.

Notary Public

My commission expires: 10/1/28

TODD MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
WILLIAMSON COUNTY

**I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-**

**Affiant/Grantee**

Subscribed and sworn to before me this 1st day of June 2026.

Notary Public

My commission expires: 10/1/28

TODD MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
WILLIAMSON COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Todd Moore, do hereby make oath that I am a licensed attorney 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 of the original document executed and authenticated according to law on **1st day of June 2026.**

Signed this 1st day of June 2026.

**Todd Moore**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Sworn to and subscribed before me this 1st day of June, 2026.

Notary Public
My Commission Expires:
4/22/30

TAIJHA LORISSA TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-22-2030