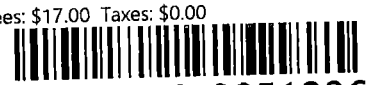
Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Herndon Tennessee Community Property Trust 2403 Fairfax Avenue Nashville, TN 37212	**104 11 0 170.00**	**Same**
This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN 3		

Karen Johnson Davidson County
Batch # 1429264 DEEDQC
06/08/2026 09:31:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20260608-0051226

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Cynthia Ezell Herndon** (the "Grantor") hereby conveys to Jack Clark Herndon, Jr. and Cynthia Ezell Herndon, husband and wife, and thereafter Jack Clark Herndon, Jr. and Cynthia Ezell Herndon, husband and wife, hereby transfer, assign, and quitclaim to **The Herndon Tennessee Community Property Trust dated** June 4**, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2403 Fairfax Avenue, Nashville, TN 37212.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 4 day of June, 2026.

Notary Public
My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 4 day of June, 2026.

Jack Clark Herndon, Jr.

Cynthia Ezell Herndon

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 **Jack Clark Herndon, Jr. and Cynthia Ezell Herndon**, 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.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4 day of June, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of 24th @ Fairfax, as of record in Instrument No. 20121008-0092069, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Cynthia Ezell Herndon, by deed of record as Instrument Number 20130410-0035426, in the Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20121008-0092069, Register's Office for Davidson County, Tennessee;

2) Subject to all notes and matters shown on the plan of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been assumed by the Grantee herein and subsequent years, not yet due and payable.