QUITCLAIM DEED

FROM: Jason Sanford

TO: Lindsay Sumner Sanford
320 Brunswick Place
Nashville, Tennessee 37221

This Instrument was Prepared by:
Neil Campbell, Esq.
Marykate E. Williams, Esq.
CAMPBELL PERKY JOHNSON, PLLC

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Lindsay Sumner Sanford 320 Brunswick Place Nashville, Tennessee 37221	Same	Map & Parcel 142 16 0B 039.00

Karen Johnson Davidson County
Batch # 1431758 DEEDQC
06/10/2026 10:31:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260610-0052503

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Williams)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in a certain case styled **Lindsay Sumner Sanford v. Jason David Sanford, Davidson County Fourth Circuit Court, Case #25D-943** and that there was no other consideration given for the transfer.

JESSICA A. DOWD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2029

Affiant

Sworn to and subscribed before me, this the 18th day of November 2025.

Notary Public

My Commission Expires: 7-8-2029

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in a certain case styled **Lindsay Sumner Sanford v. Jason David Sanford, Davidson County Fourth Circuit Court, Case #25D-943** Accordingly, Jason David Sanford does hereby quitclaim unto the said Lindsay Sumner Sanford, her heirs, successors, and assigns, all of his right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of ARLINGTON GREEN, PHASE I, a Planned Unit Development of record in Plat Book 6900, Page 399 and amended in Book 7517, Page 281, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Crockett Herbert, Jr., unmarried, by Quitclaim Deed from Kathy Herbert, unmarried, of record in Instrument No. 20130904-0093201, in the Register's Office of Davidson County, Tennessee, dated August 26, 2013, and recorded on September 04, 2013. The said Thomas Crockett Herbert, Jr. and Kathy Herbert having since divorced per Final Decree of Divorce of record in Docket No. 13D-392 in Fourth Circuit Court of Davidson County, Tennessee.

Heather Winter Herbert joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Thomas Crockett Herbert, Jr. and Wife, Kathy Herbert, by Warranty Deed from Todd S. Friedenberg and Wife, Michele S. Friedenberg, of record in Instrument No. 20051005-0120029, in the Register's Office of Davidson County, Tennessee, dated October 03, 2005, and recorded on October 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARLINGTON GREEN, PHASE I, as recorded in Plat Book 6900, Page(s) 399 and amended in Book 7517, Page 281.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283 and Book 8120, Page 402 as amended in Book 8120, Page 485; Book 8180, Page 230 and Book 8181, Page 62 with amendment to By-Laws recorded in Book 8180, Page 232 and Transfer of Certain Declarant's Right recorded in Book 8902, Page 963.

Easement recorded in Book 8945, Page 135.

Being the same property conveyed from Thomas Crockett Herbert, Jr., a married man, to Lindsay Sumners Sanford and Jason Sanford, wife and husband, of record in Instrument No. 20240725-0056095, Register's Office for Davidson County, Tennessee.

This is improved property is known as 320 Brunswick Place, Nashville, Tennessee 37221.

Witness my hand this 14th day of November, 2025.

Jason Sanford

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Jason Sanford, a Notary Public of said County and State, Jason Sanford, whose identity was 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 and official seal at Williamson County, Tennessee, this 14th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 7-8-2029

JESSICA A DOWD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-8-2029