QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on June 15, 2026.

NOTARY PUBLIC

My Commission Expires: 05/08/2028

CRYSTAL WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brittany Baugh 1099 Rambling Brook Rd. Nashville, TN 37218	CMG Financial 3160 Crow Canyon Rd. San Ramon, CA 94583	058 09 0A 149.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Collin Scudder, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Brittany Baugh, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Creekside Trails, Phase 5 of record in Plat at Instrument No. 20051103-0133061, in the 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 Collin Scudder, an unmarried man and Brittany Baugh, an unmarried woman, joint tenancy, by Warranty Deed from Josiah Standridge and Amanda Standridge, married, dated October 15th, 2020, and recorded on October 19th, 2020, of record in Instrument No. 20201019-0121409, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1099 Rambling Brook Rd., Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch # 1433429 DEEDQC
06/15/2026 03:18:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260615-0054073

WITNESS my hand on June 15, 2026.

Collin Scudder

STATE OF TN

COUNTY OF Davidson

On June 15, 2026, before me personally appeared **Collin Scudder**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 15, 2026.

CRYSTAL WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05/06/2028