QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1447843 DEEDQC
07/16/2026 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260716-0064282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2026

Notary Public

MY COMMISSION EXPIRES May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Taryn Lindsey Cranford	SEND TAX BILLS TO: *SAME*	MAP / PARCEL NUMBER(S)
(NAME) **1518 Preston Dr**	(NAME)	072-16-0-167.00
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

TARYN LINDSEY CRANFORD, AN UNMARRIED WOMAN, AND LUCIO RUBINO, AN UNMARRIED MAN

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

TARYN LINDSEY CRANFORD, AN UNMARRIED WOMAN

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, 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 Taryn Lindsey Cranford and Lucio Rubino, by Warranty Deed from William Bowen Slade and Rachel Daniece Slade, of record in Instrument No. 20240930-0075567, Register's Office for Davidson County, Tennessee, dated September 26, 2024 and recorded on September 30, 2024.

This is **improved** property known as: 1518 Preston Dr, Nashville, TN 37206

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature Page to Follow]

Witness our hands this the 18th day of June, 2026.

Taryn Lindsey Cranford

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taryn Lindsey Cranford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2026.

Notary Public
My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Witness our hands this the 6th day of ~~June~~ July, 2026.

Lucio Rubino

STATE OF Florida)
COUNTY OF St. Johns)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lucino Rubino**, the within named bargainor, with whom I am personally acquainted (or 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, this the 6th day of ~~June~~ July, 2026.

Heather A. Weaver
Notary Public
My Commission Expires: 09/17/2027

HEATHER A. WEAVER
MY COMMISSION # HH 444730
EXPIRES: September 17, 2027

Certificate of Authenticity

I, Lathon W. Underwood, 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 original document executed and authenticated according to law on July 6, 2026.

Date

Affiant Signature

July 14, 2026
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 14th day of July, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)