THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch # 1462934 DEEDQC
08/24/2026 02:41:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260824-0078400

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Joseph S. Judkins and E. Renée Conde, Trustee The Joseph S. Judkins and E. Renée Conde Tennessee Tenancy by the Entirety Trust 1114 Forest Avenue Nashville, TN 37206	Joseph S. Judkins and E. Renée Conde, Trustee The Joseph S. Judkins and E. Renée Conde Tennessee Tenancy by the Entirety Trust 1114 Forest Avenue Nashville, TN 37206	08309011900

This QUITCLAIM DEED, made and entered into this the 17 day of August, 2026, by and between **Joseph S. Judkins and wife, E. Renée Conde**, hereinafter referred to as Grantor, and **Joseph S. Judkins and E. Renée Conde, Trustee, The Joseph S. Judkins and E. Renée Conde Tennessee Tenancy by the Entirety Trust**, hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, and transfer unto the Grantee any and all interest in which the Grantor has in the following described property, situated in the CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, more particularly described as follows:

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF THE BRANSFORD-MCWHIRTER SUBDIVISION OF THE ALLISON PLACE OF RECORD IN PLAT BOOK 161, PAGE 109 AS REVISED IN PLAT BOOK 161, PAGE 125 AND PLAT BOOK 332, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

DERIVATION CLAUSE: Being the same property conveyed to **Joseph S. Judkins and wife, E. Renée Conde** by QUITCLAIM DEED from **Joseph S. Judkins**, dated July 21, 2026, filed for record on July 23, 2026 in Instrument No. 20260723-0066854, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1114 Forest Avenue, Nashville, Tennessee 37206.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17 day of August, 2026.

Joseph S. Judkins

E. Renée Conde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 17 day of August, 2026.

E. Renée Conde
Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Joseph S. Judkins and E. Renée Conde**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 17 day of August, 2026.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029