PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:

Karen Johnson Davidson County
Batch # 1465092 DEEDQC
08/28/2026 10:34:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260828-0079929

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 1.00.

Judy C. Ladd
Affiant: Judy C. Ladd

Subscribed and sworn before me this the 27th day of August 20 26

Yatri
Notary Public

My commission expires 06/17/2028

YATRI HADIYA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

After recording, mail document
Name: Judy C. Ladd (Grantor/Grantee)
Address: 1608 Harpeth Run Drive, Nashville, TN

And tax statements to: (If Mortgage) Loan # 8102776120
Citizens
P.O. Box 9010, South Windsor, CT 06074-9010

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective 08/27/2026 (the "Effective Date") between the following Grantor (the "Grantor) Judy C. Ladd, a single woman whose mailing address is: 1608 Harpeth Run Drive, Nashville, TN and Trust as the Grantee (the "Grantee"): *THE JOINT REVOCABLE LIVING TRUST OF Judy C. Ladd dated* 08/27/2026

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as the following:

Mailing Address

1608 Harpeth Run Drive, Nashville, TN

Map- Parcel Numbers

126160A66200CO

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 562 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, a Planned Unit Development, as of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Judy C, Ladd, a single woman by Philip Davis Construction Company, LLC a Tennessee limited liability company by Warranty Deed dated May 31, 2016 and recorded on June 3, 2016, as of record in Instrument #20160603-0056398, in Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Philip Davis Construction Company, LLC, by Warranty Deed dated September 21, 2015, from CPS Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20150924-0096897, 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. 20061101-0135728, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, in Instrument No. 20040430-0049313, in Instrument No. 20040506-0051985, and Supplemental for Parkview at Riverwalk of record in Instrument No. 20050308-0025001, and further amended in Instrument No. 20060320-0031638, in Instrument No. 20061103- 0136691, and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee;
3) Charter of Riverwalk Nashville Homeowners Association, Inc., of record in Instrument No. 20020425- 0051371, Register's Office for Davidson County, Tennessee;
4) Conveyance of Common Area to Riverwalk Nashville Homeowner's Association, Inc., of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee;
5) Storm Water Detention Agreement of record under Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee;
6) All matters shown on the Plan of Newsom Land of record in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee;
7) Easements and rights granted to Tennessee Electric Power Company as set forth in instrument of record in Book 751, Page 393, Register's Office for Davidson County, Tennessee;
8) Subject to the flow of the Harpeth River;
9) Charter Right-of-Way for CSX Transportation Railroad;

10) Grant of Transmission Line Easement of record in Book 4230, Page 987, Register's Office for Davidson County, Tennessee; and,

This is improved property known as:

1608 Harpeth Run Drive, Nashville, TN

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this 27th day of August, 2026.

Judy C. Ladd

Grantor/ Grantee:
Judy C. Ladd

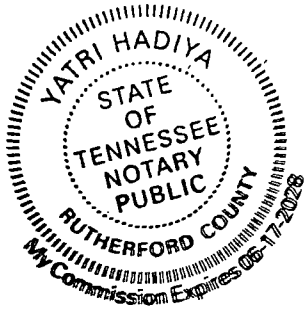
ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TN

COUNTY OF Davidson

On this day, personally appeared before me, Judy C. Ladd known to be the person described in and who executed the within instrument and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 27th day of August, 2026.



Yatri

Notary's Public Signature
(Date) 08/27/2028
My Commission Expires 06/17/2028