Karen Johnson Davidson County
Batch# 1470506 DEEDQC
09/09/2026 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083549

This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
JACK NALDJIAN and MARY H. NALDJIAN REVOCABLE TRUST dated April 30, 2012 1020 Lionheart Drive Hermitage, TN 37076	Mary H. Naldjian 1020 Lionheart Drive Hermitage, TN 37076	087-1-0B-068.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Mary Naldjian, Grantor, convey and quitclaim to Mary H. Naldjian as Trustees of the **JACK NALDJIAN and MARY H. NALDJIAN REVOCABLE TRUST dated April 30, 2012**, Grantee, its successors and assigns, all of her right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 68 on the Final Plat 4307 Central Pike Overlook at Aaron's Cress Phase 2 of record in Plat of record in Instrument No. 20250404-0025721, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Naldjian, a widow, by deed from Beazer Homes, LLC, a Delaware Limited Liability Company, dated November 18, 2025, of record in Instrument No. 20251118-0091947, said Register's Office.

This is improved property known as 1020 Lionheart Drive, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 8th day of September 2026.

Mary Naldjian

Mary Naldjian, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Mary Naldjian, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, by signing her name.

Witness my hand, at office, this 8th day of September 2026.

Notary Public

TODD MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
WILLIAMSON COUNTY

My commission expires: 10/1/28

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Mary Naldjian

Affiant/Grantee

Subscribed and sworn to before me this 8th day of September 2026.

Notary Public

TODD MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/01/2028
WILLIAMSON COUNTY

My commission expires: 10/1/28

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on the **8th day of September 2026.**

Signed this 8th day of September 2026.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 8th day of September, 2026.

Notary Public
My Commission Expires:
4/22/30

TALIHA LORISSA TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-22-2030