**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

Natasha N. Hazlett
HAZLETT LAW, PLLC
231 Public Square, Suite 300
Franklin, TN 37064

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is less than $10.00.

Affiant

Subscribed and sworn to before me this 10th day of September, 2026.

Notary Public

My Commission Expires:
March 22, 2029

NATASHA N. HAZLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-22-2029

**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi)**

Karen Johnson Davidson County
Batch# 1471834 DEEDQC
09/11/2026 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260911-0084438

| **Owner Name & Property Address:** | **Tax Parcel No.** | **Responsible Party For Taxes:** |
|---|---|---|
| **Katie A. Stafford, Trustee**<br>**Katie A. Stafford Living Trust**<br>**dated September 10, 2026**<br>*1004 Sycamore Estates*<br>*Nashville, TN 37211* | 172-09-0C-00200CO | **Vanderbilt Mortgage & Finance, Inc.**<br>**d/b/a Silverton Mortgage**<br>**1201 Peachtree Street Northeast**<br>**Atlanta, GA 30361** |

# QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 10th day of September, 2026, by and between **Katie Ann Stafford,** a single woman (hereinafter called "Grantor"), and **Katie A. Stafford, Trustee, under the Katie A. Stafford Living Trust Agreement** dated September 10, 2026, and any amendments thereto (hereinafter called "Grantee").

## WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, quit claim and convey unto Grantee any and all of her interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 2 on the Final Subdivision Plat Sycamore Estates of record in Plat of record in Instrument No. 20241119-0089665, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being part of the same property conveyed to KATIE ANN STAFFORD, a single woman, by Warranty Deed from BEAZER HOMES, LLC, a Delaware limited liability company, dated September 26, 2025 and recorded September 29, 2025 in the Register's Office Davidson County, Tennessee as Instrument No. 20250929-0077113.**

*This is improved property located at: 1004 Sycamore Estates, Nashville, TN 37211.*

**THIS DEED** has been prepared solely upon the information furnished by **Katie Ann Stafford** without benefit of abstract or opinion of title, and preparer does not warrant correctness of legal description or status of title.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary or survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

**IN WITNESS WHEREOF** the undersigned has executed this instrument on this the 10th day of September, 2026.

**KATIE ANN STAFFORD**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **KATIE ANN STAFFORD**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10th day of September, 2026.

Notary Public

NATASHA N. HAZLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-22-2029

My Commission Expires: March 22, 2029

## TRUE COPY CERTIFICATION

I, Natasha N. Hazlett, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Natasha N. Hazlett

State of Tennessee
County of Williamson

Personally appeared before me, Bradley M. Carter, a notary public for the state of Tennessee, Natasha N. Hazlett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1/24/2028

BRADLEY M. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY