Karen Johnson Davidson County
Batch# 1474073 DEEDQC
09/16/2026 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260916-0086147

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Laura Lane Duddy
AFFIANT

Subscribed and sworn to before me on this day, September 16, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2027

New Owner Address:
Duddy Family Trust
7108 North Lake Dr
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
118 07 0 097.00

QUITCLAIM DEED

Laura Hantel Duddy (a/k/a Laura Lane Duddy) ("Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Duddy Family Trust**, dated September 16, 2026 ("Grantee"), a revocable trust established by the Grantor and Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Sean Bernard Duddy**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 16, 2026**.

Laura Hantel Duddy

Sean Bernard Duddy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Laura Hantel Duddy and Sean Bernard Duddy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 16, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Berry Hill Subdivision, of record in Book 3300, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description thereof.

Being the same property conveyed to Laura Hantel Duddy and Edward F. Hantel, as tenants in common from Laura Hantel Duddy, Trustee of The Edward G. Hantel Revocable Living Trust, dated March 31, 2003, by deed of record in Instrument No. 20250307-0017384, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2914 Berry Hill Drive, Nashvile, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 September 16, 2026.

E Z Wiles

Affiant Signature

9/16/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 16, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2027