Karen Johnson Davidson County
Batch# 1474101 DEEDQC
09/16/2026 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260916-0086206

This instrument prepared by:
Heritage Title & Escrow Co.
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration for this transfer is $0.00.

Affiant

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn before me on this 11 day of September, 2026.

Notary Public
My Commission expires: 7/18/2027

Address of New Owner:
Chandler Shay Broadbent

5705B Maxon Avenue
Nashville, TN 37209

Send Tax Bills To:
Movement Mortgage, LLC

8024 Calvin Hall Rd
Indian Land, SC 29707

Map-Parcel:
091140E00200CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **TRENT BROADBENT, unmarried** ("Grantors") does hereby grant, transfer, release, remise and forever quitclaim unto **CHANDLER SHAY BROADBENT, unmarried person** ("Grantee"), her heirs, and assigns, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County. Tennessee, with said tract of land being more

particularly described as follows:

A certain tract or parcel of land situated in the Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Declaration of Covenants, Conditions and Restrictions for 5705 Maxon Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown as Exhibit Map of record in Instrument Number 20141003-0092012, corrected by Ratification of record as Instrument No. 20150806-0078518, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CHANDLER BROADBENT, an unmarried person, and TRENT BROADBENT, an unmarried person, as tenants in common, by Deed dated August 22, 2024 from BETH HAMILTON and SCOTT ALEXANDER, wife and husband, recorded August 26, 2024, in Instrument Number 20240826-0065368, in the Official Records of Davidson County, Tennessee.

This is improved property known as **5705B Maxon Avenue, Nashville, TN 37209.**

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 11 day of September, 2026.

GRANTOR:

TRENT BROADBENT

STATE OF _____
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **TRENT BROADBENT**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this the _____ day of _____, 2026

My Commission Expires:

_____.

All attached at Acknowledgment

Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On 9/11/2026 before me, Y. B. VanderWoude, Notary Public,
(Here insert name and title of the officer)

personally appeared Trent Broadbent,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Y. B. VanderWoude

Notary Public Signature (Notary Public Seal)

MGC1 Y. B. VANDER WOUDE COMM. # 2438745 NOTARY PUBLIC - CALIFORNIA RIVERSIDE COUNTY COMM. EXPIRES MAR. 9, 2027 MGC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date —

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

202609160086206

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 original document executed and authenticated according to law on 9-11-26 (date of document).

Affiant Signature

9-11-26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY