Karen Johnson Davidson County
Batch# 1474642 DEEDQC
09/17/2026 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260917-0086714

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 17, 2026.

Notary Public

My Commission Expires: _____

New Owner Address:
Henderson Family Trust
4310 Utah Ave
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
103 04 0 147.00

QUITCLAIM DEED

Rex A. Henderson and Rhonda B. Henderson, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Henderson Family Trust**, dated September 17, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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 17, 2026.**

Rex A. Henderson

Rhonda B. Henderson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Rex A. Henderson** and **Rhonda B. Henderson,** 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 17, 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. 10, Block 1 on the Plan of Part of Sylvan Park of record in Plat Book 332, Page 104, in 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 Rex A. Henderson and Rhonda B. Henderson, husband and wife, from Mark Snape and Jennifer Rae Snape, husband and wife by deed of record in Instrument No. 20240617-0045352, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to all matters that are shown on the plat of record in Plat Book 332, Page 104, in the 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 4310 Utah Ave, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, 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 17, 2026.

Affiant Signature

9/17/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 17, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

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