Karen Johnson Davidson County
Batch # 1475658 DEEDQC
09/22/2026 08:43:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087751

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL
Charles and Kimberly Gardner, Co-Trustees 511 Broadwell Drive Nashville, TN 37220	Charles and Kimberly Gardner, Co-Trustees 511 Broadwell Drive Nashville, TN 37220	160-08-0H-001.00 160-08-0H-002.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Charles Richard Gardner and wife, Kimberly Ann Gardner (collectively, the "Grantors"), do hereby sell, transfer, convey, and quitclaim unto Charles Gardner and Kimberly Gardner, Co-Trustees of the 2026 Gardner Tenancy by the Entirety Revocable Trust U/A dated September 1, 2026 (which is a Joint Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 1st day of September, 2026.

GRANTORS:

CHARLES RICHARD GARDNER

KIMBERLY ANN GARDNER

STATE OF TENNESSEE :

COUNTY OF Davidson :

On this 1st day of September, 2026, before me, a Notary Public of the state and county aforesaid, personally appeared CHARLES RICHARD GARDNER and KIMBERLY ANN GARDNER, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 1st day of September, 2026.

SHERIDAN CLYDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Notary Public
My Commission Expires: 05/03/2027

STATE OF TENNESSEE :

COUNTY OF Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2026 GARDNER TENANCY BY THE ENTIRETY REV TRUST U/A DTD September 1, 2026

CHARLES GARDNER, Co-Trustee/Affiant-Grantee

Sworn and subscribed to before me this 1st day of September, 2026.

Notary Public
My Commission Expires: 05/03/2027

SHERIDAN CLYDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

EXHIBIT A

MAP & PARCEL: 160 – 08 – 0H – 001.00
160 – 08 – 0H – 002.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Units No. A and B on the Plan of Homes at 509 and 511 Broadwell, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250811-0063772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF TITLE: Deed recorded at Instrument Number 20260401-0025818, Register's Office, Davidson County, Tennessee.

SUBJECT TO all matters shown on the Plan of record in Plat Book 2663, Page 118, Register's Office, Davidson County, Tennessee.

SUBJECT TO terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250811-0063772, Register's Office, Davidson County, Tennessee.

SUBJECT TO any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 509 and 511 Broadwell Drive, Nashville, TN 37220.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.