THIS INSTRUMENT PREPARED BY:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Trevor J. Garrett &
Katie R. Garrett
1113A Lipscomb Dr.,
Nashville, TN 37204

Send Tax Bill to:
Owner

Map-Parcel Numbers:
131121D00100CO

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2026.

Notary Public

My Commission Expires: 5/3/2027

CARRIE THOMPSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TREVOR J. GARRETT AND KATIE M. RUDOWSKY, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TREVOR J. GARRETT AND KATIE R. GARRETT, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1113A Lipscomb Drive, Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER OR INFORMATION RECEIVED FROM PRIOR RECORDED DEEDS.

Karen Johnson Davidson County
Batch# 1476432 DEEDQC
09/22/2026 01:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260922-0087972

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of ~~August~~ September, 2026.

By: Trevor J. Garrett

By: Katie M. Rudowsky

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Trevor J. Garrett and Katie M. Rudowsky,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness hand and official seal at office at Davidson County, TN, on this the 9th day of September, 2026.

My Commission Expires:

5/3/2027

Notary Public

CARRIE THOMPSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Land in Davidson County, Tennessee, being Unit A of 1113 Lipscomb Drive Residences, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1113 Lipscomb Drive Residences, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221010-0110940 and amended and restated in Instrument No. 20221028-0116884, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1113 Lipscomb Drive Residences, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221010-0110940 and amended and restated in Instrument No. 20221028-0116884, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Trevor J. Garrett and Katie M. Rudowsky, husband and wife, by Warranty Deed dated 11/09/2022, from Michael Hull, of record in Instrument No. 20221114-0120937, Register's Office for said County.

Katie M. Rudowsky having since married and is now known as Katie R. Garrett. Katie M. Rudowsky and Katie R. Garrett are one and the same.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/9/26 (date of document).

Affiant Signature

9/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

