Karen Johnson Davidson County
Batch# 1478372 DEEDQC
09/28/2026 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089675

Prepared by and Returnable
to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Scott Humphries And Karyn Humhpries, Co-Trustees Of The Humphries Family Living Trust 7216 Holt Run Drive Nashville, Tn 37211	New Owner	180-02-0-A-043.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **SCOTT D. HUMPHRIES AND WIFE, KARYN HUMPHRIES**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **SCOTT HUMPHRIES AND KARYN HUMPHRIES AS CO-TRUSTEES OF THE HUMPHRIES FAMILY LIVING TRUST U/A DATED SEPTEMBER 28, 2026** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Being Lot No. 59, on the Plan of The Ridge at Stone Creek Subdivision, Section I, a Planned Unit Development as of record in Instrument No. 200310270157621, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Scott D. Humphries and wife, Karyn Humphries, by Warranty Deed from Stephen P. May and Jeannie Smith n/k/a Jeannie May dated December 4, 2013, and of record in Instrument No. 20131205-0124182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 7216 Holt Run Drive, Nashville, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of September, 2026.

Grantor:

Scott D. Humphries

Karyn Humphries

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Scott D. Humphries and Karyn Humphries, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of September, 2026.

Notary Public
My commission expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 28 day of September, 2026.

Notary Public
My Commission Expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on September 28, 2026.

Signature

9/28/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

9/28/26
Date

My Commission Expires: 2/17/30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY