THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Ronald & Martha Judd, Trustees 4169 Magnolia Farms Drive Hermitage, TN 37076	Plant Home Lending, LLC 321 Research Parkway, Ste. 303 Meriden, CT 06450	086 13 0A 200.00

Karen Johnson Davidson County
Batch # 1478958 DEEDQC
10/01/2026 08:07:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261001-0090345

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ronald George Judd, Jr. and Martha Sue Judd**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Ronald George Judd, Jr. and Martha Sue Judd, Trustees of The Judd Revocable Living Trust**, dated September 29, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 200 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 2, Section 3, of record in Instrument No. 20190718-0070556, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Ronald Judd, Jr. and Martha Judd, Husband and Wife, from Taylor McCauley, an unmarried woman, and James Bremner, an

unmarried man, by Warranty Deed of record in Instrument No. 20260115-0003631 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4169 Magnolia Farms Drive, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 29th day of September, 2026.

Ronald George Judd, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald George Judd, Jr.**, 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 and seal, at office, this 29th day of September, 2026.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS my hand this 29th day of September, 2026.

Martha Sue Judd, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Sue Judd**, 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 and seal, at office, this 29th day of September, 2026.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON