THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

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 25th day of September, 2026.

Notary Public
My Commission Expires: 01/22/2030

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Hermitage Point Living Trust & Smashed Potato Living Trust **209 Hermitage Point Dr,** **Hermitage, TN 37076**	**Hermitage Point Living Trust & Smashed Potato Living Trust** **209 Hermitage Point Dr,** **Hermitage, Tn 37076**	**086-14-0D-013.00CO**

Karen Johnson Davidson County
Batch# 1479081 DEEDQC
10/01/2026 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090514

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mitzi Alexandra Gargus and Kylee Rachel List, as tenants in common with rights of survivorship** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto the **Hermitage Point Living Trust dated April 29, 2025** and the **Smashed Potato Living Trust dated February 23, 2026** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING Lot 13 as shown on the Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20200623-0067577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

BEING the same property conveyed to Mitzi Alexandra Gargus, a single woman, and Kylee Rachel List, a single woman, as tenants in common with rights of survivorship, by Warranty Deed from Andrea Ramsey and Chase Ramsey, wife and husband, of record at Instrument number 20220719-0082791, in the Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded July 19, 2022.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **209 Hermitage Point Dr, Hermitage, TN 37076**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 25th day of September, 2026.

GRANTORS:

Mitzi Alexandra Gargus

Kylee Rachel List

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of September, 2026, before me personally appeared Mitzi Alexandra Gargus and Kylee Rachel List, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 25th day of September, 2026.

Notary Public
My commission expires: 01/22/2030
(SEAL)

RYAN FAYE ROLSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Rolston, 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 September 25, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 25th day of September, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of September, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY