Karen Johnson Davidson County
Batch# 1481049 DEEDQC
10/07/2026 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092048

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Frederick McIntosh, et ux.

TO:

Amy McIntosh and Frederick McIntosh, Trustees of the McIntosh Family Community Property Trust dated October 1, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 1st day of October, 2026, by **Frederick McIntosh and Amy McIntosh, husband and wife** ("Grantors"), to **Amy McIntosh and Frederick McIntosh, Trustees of the McIntosh Family Community Property Trust dated October 1, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Unit No. 22, of Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20171120-0119143 and revised by Scrivener's Affidavit in Instrument No. 20220215-0017654, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Frederick McIntosh and Amy McIntosh, husband and wife, by Warranty Deed from Cox Real Estate Investments LLC, a Tennessee limited liability company, dated March 2, 2026, and recorded on March 4, 2026, in Instrument No. 20260304-0017485, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is improved property known as: **3605 Hydes Ferry Road #22, Nashville, TN 37218.**

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Frederick McIntosh
Grantor

Amy McIntosh
Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Frederick McIntosh and Amy McIntosh**, named within, 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 the 1st day of October, 2026.

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 12/19/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Amy McIntosh and Frederick McIntosh, Trustees 241 Brink Drive Pleasant View, TN 37146	Same/Owner	3605 Hydes Ferry Road #22 Nashville, TN 37215 069-16-0A-022.00

Certificate of Authenticity

I, Neal A. Pardue, 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 October 1, 2026.

Neal A. Pardue
Affiant Signature

October 1, 2026
Date

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

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

Melissa Brown
Notary's Signature
My Commission Expires: 12/19/28

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY