AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362
File No. 2579527

Karen Johnson Davidson County
Batch# 1263464 DEEDQC
04/23/2025 01:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250423-0031244

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 026-06-0-011-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 18th day of April, 2025, by and between **Lauren D. Callihan F/K/A Lauren R. Duvall, an unmarried woman, who took title as a single woman,** residing at 122 Habersham Court, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Lauren D. Callihan, an unmarried woman,** residing at 122 Habersham Court, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 122 Habersham Court, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/13/2016 under Instrument No. 20160613-0059703 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lauren D. Callihan F/K/A Lauren R. Duvall

Lauren D. Callihan F/K/A Lauren R. Duvall

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lauren R. Callihan F/K/A Lauren R. Duvall, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in FRANKLIN, Tennessee, this 18th day of April, 2025.

Notary Public

My Commission expires: 3/9/27

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lauren D. Callihan
Affiant

Print Name: Lauren D. Callihan

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this 18th day of April, 2025.

Notary Public
My Commission Expires: 3/9/27

CATRENA THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Name and address for person(s) responsible for taxes:

Lauren R. Callihan
122 Habersham Court
Goodlettsville, TN 37072

Name and address of property owner:

Lauren R. Callihan
122 Habersham Court
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11, PHASE 1, SECTION 1, RESUBDIVISION OF WINDSOR GREEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 374, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL ID: 026-06-0-011-00

Property commonly known as: 122 Habersham Court, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **4/18/2025** (date of document).

Linda Brown
Affiant Signature

4/23/2025
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **23rd** day of **April**, 2**025**

IMELDA GARCIA
Notary Public - California
Los Angeles County
Commission # 2434833
My Comm. Expires Jan 17, 2027

Imelda Garcia
Notary's Signature

MY COMMISSION EXPIRES: 01/17/2027

NOTARY'S SEAL