State of TENNESSEE

Rev. 134FF27

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:



This instrument was prepared by:
Samantha E. Keeling
104 Chesapeake Court
Nashville, TN 37207

After recording, mail document
and tax statements to:

Angela R. Pearson
1408 Freedom Drive
Clarksville, TN 37042

Map parcel:
059 10 0 289.00

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 13 day of June, 2025 (the "Effective Date") between Samantha E. Keeling (the "Grantor") whose mailing address is 104 Chesapeake Court, Nashville, TN 37207, and Angela Renee Pearson (the "Grantee") whose mailing address is 1408 Freedom Drive, Clarksville, TN 37042.

WITNESSETH, that the Grantor, for and in consideration of the sum of $1.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly

described as follows:

BEING Lot No. 8-B, Zone Lot Division, Lots 7 & 8, Haynes Manor, Section 7 as shown of record in Plat Book 6250, page 292, as amended in Book 6900, page 201 Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description. Current source of title: 20200916-0105993

This is improved property known as 804 Charlie Place, Nashville, Tennessee 37207.

The Property will be held as sole ownership.

The Property is not homestead of the Grantor.

Grantor declares that the documentary transfer tax is $0.37, computed on the full consideration or value of property conveyed.

EXECUTED this 06/13/2025.

Grantor Signature

Samantha E. Keeling
Grantor Name

Grantee Signature

Angela R. Pearson
Grantee Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE.

COUNTY OF DAVIDSON.

On this day, personally appeared before me by means of ☐ online notarization ☑ physical presence, the Grantor (Samantha E. Keeling) and the Grantee (Angela R. Pearson), to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 13th day of JUNE, 20 25.

Signature

MIKAYLA ROGERS
Notary Public

My Commission Expires: 11/06/, 20 25



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Samantha E Kerr
Affiant

Subscribed and sworn before me, this 13th day of JUNE, 2025

Notary

MIKAYLA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY