After recording return to:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10720446

Karen Johnson Davidson County
Batch# 1300996 DEEDQC
07/23/2025 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250723-0058283

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

Map & Parcel: 95-10-84.00

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 12th day of July, ~~2025~~ 2025-IHH, by and between **Jacqueline Abakada Hobson A/K/A Jacqueline A. Hobson and husband, Terry Donell Hobson A/K/A Terry D. Hobson,** residing at 504 Bounty Drive, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **Jacqueline Abakada Hobson and husband, Terry Donell Hobson,** residing at 504 Bounty Drive, Nashville, TN 37210, 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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Elm Hill Acres Section No. II of record in Plat Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 504 Bounty Drive, Nashville, TN 37210

BEING the same which Jacqueline A. Osunlalu, unmarried by Deed dated December 15, 2009 and recorded December 29, 2009 in the County of Davidson, State of Tennessee, in Instrument: 20091229-0117844, conveyed unto Jacqueline A. Hobson and husband Terry D. Hobson.

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.

Jacqueline Abakada Hobson AKA Jacqueline A. Hobson

Jacqueline Abakada Hobson A/K/A Jacqueline A. Hobson

Ty Donell Hobson Terry D. Hobson

Terry Donell Hobson A/K/A Terry D. Hobson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jacqueline Abakada Hobson A/K/A Jacqueline A. Hobson and Terry Donell Hobson A/K/A Terry D. Hobson 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 Nashville, Tennessee, this 12th day of July, 20 25.

Tanya Stafford

Notary Public

My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

Jacqueline Abakada Hobson Terry Donnell Hobson
Affiant

Print Name: JACQUELINE ABAKADA HOBSON Terry Donnell Hobson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of July, 2025.

Tanya Stafford
Notary Public
My Commission Expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Jacqueline Abakada Hobson and Terry Donell Hobson
504 Bounty Drive
Nashville, TN 37210

Name and address of property owner:

Jacqueline Abakada Hobson and Terry Donell Hobson
504 Bounty Drive
Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Sheraye Motton, 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 July 12, 2025 (date of document).

Sheraye Motton
Affiant Signature

07/22/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd day of July, 2025.

Erica M Amendola
Notary's Signature

MY COMMISSION EXPIRES: 3-26-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ERICA M AMENDOLA - Notary Public
Allegheny County
My Commission Expires March 26, 2027
Commission Number 1289560