Karen Johnson Davidson County
Batch# 1302790 DEEDQC
07/28/2025 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250728-0059225

File No: 2003834910
Grantor's Loan No. 3000255290

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Ahmed Robinson and **Paige R. Wheeler**, 112 Ivy Hill Ln, Goodlettsville, TN 37072

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 033-03-0B-052-00

QUITCLAIM DEED

Paige R. Wheeler, married to Grantee herein ("Grantor"), of **112 Ivy Hill Ln, Goodlettsville, TN 37072**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Ahmed Robinson** and **Paige R. Wheeler,** a married couple, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **112 Ivy Hill Ln, Goodlettsville, TN 37072,** with quitclaim covenants, his/her/their interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 6, ON THE PLAN OF DRY CREEK FARMS, PHASE 2, SECTION 2, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20050825-0101280, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Assessor's Parcel No: 033-03-0B-052-00

Property Address is: 112 Ivy Hill Ln, Goodlettsville, TN 37072

BEING THE SAME PROPERTY CONVEYED TO PAIGE R. WHEELER, SINGLE FROM JASON T. HOBDY AND ELIZABETH L. HOBDY, HUSBAND AND WIFE, BY VIRTUE OF A DEED, DATED 08/05/2020, RECORDED 08/06/2020, DEED INSTRUMENT NO. 20200806-0087500, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 21, 2025:

Paige R Wheeler

Paige R. Wheeler

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Paige R. Wheeler**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of July, 2025.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Paige R Wheeler
Affiant

Subscribed and sworn to before me on this the 21 day of July, 2025.

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028

SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, David Carter, 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 7/21/25 (date of document).

Affiant Signature

7/24/25
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of July, 2025.

Stephanie N. Harvey
Notary's Signature Stephanie N. Harvey

MY COMMISSION EXPIRES: 12/09/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Stephanie N. Harvey, Notary Public
Allegheny County
My commission expires December 9, 2025
Commission number 1277998
Member, Pennsylvania Association of Notaries