This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 1309976 DEEDQC
08/14/2025 07:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250814-0064608

QUITCLAIM DEED

THIS DEED, made and entered into on this the 8 day of August, 2025, by and between **PETER VAN MUYLDER,** party of the first part, and **JAMIE SINGLETON,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part hereby conveys and quitclaims unto the party of the second part, all their right, title, and interest in and to that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, the following described property, situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 48 on the Plan of Section Two, Morningview Subdivision, of record in Book 2133, Page 99, Register's Office for said County.

SAID Lot No. 48 fronts 190 feet on the westerly side of Graycroft Avenue and runs back 216.08 feet on the northerly line and 217.45 feet on the southerly line to a dead line measuring 190 feet thereon.

THIS conveyance is subject to the restrictive covenants of record in Book 2276, Page 290, and Book 2280, Page 367, said Register's Office; easements and set back line as set forth on the above plan of record.

And being the same property conveyed to Jamie Singleton, unmarried woman, by Warranty Deed dated July 6, 2022, from Lisa Evelyn Johnson and Betty Michelle Shelby, which appears of record in the Office of the Register of Deeds for Davidson County, at Nashville, Tennessee as Instrument Number

202207070078588. See also Quitclaim Deed of record in the aforesaid Register's Office as Instrument Number 202301300006815.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 042-03-0-092

Property Address: 807 N Graycroft Avenue, Madison, TN 37115

IN TESTIMONY WHEREOF, Witness the signatures of the party of the first part hereunto affixed, on the day and year first above written.

PETER VAN MUYLDER

STATE OF TENNESSEE)
:ss
COUNTY OF Sumner **)**

Personally appeared before me, a Notary Public in and for the State and County aforesaid, **PETER VAN MUYLDER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8 day of August, 2025.

Notary Public

My Commission Expires:

12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NAME AND ADDRESS OF THE PROPERTY OWNER:

Name: Jamie Singleton

Address: 807 N. Graycroft Avenue
Madison, Tennessee 37115

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Jamie Singleton

Address: 807 N. Graycroft Avenue
Madison, Tennessee 37115

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $Quitclaim, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 8 day of August, 2025.

Notary Public

My Commission Expires:

12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS. THE LEGAL DESCRIPTION OF THE REAL ESTATE SET OUT HEREIN WAS TAKEN VERBATIM FROM A PRIOR DEED IN THE PUBLIC RECORD AND WITHOUT THE BENEFIT OF A NEW SURVEY. THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY OR CONTENT OF THE DESCRIPTION SET OUT HEREIN.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/8/25.

Affiant Signature – Joshua A. Terry

8/13/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 8/13/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27