Name and Address of New Owner:
Tala Sage Rosenthal
3761 Hoggett Ford Road
Nashville, TN 37076

Send Tax Bills To:
Tala Sage Rosenthal
3761 Hoggett Ford Road
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 1320320 DEEDQC
09/09/2025 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0072100

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq.
Suite F
Lebanon, TN 37087

Map & Parcel No: 086-13-0A-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **THOMAS DANIEL FINCH, A SINGLE MAN,** "the Grantor," conveys and quitclaims unto **TALA SAGE ROSENTHAL, A SINGLE WOMAN,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Subdivision Plat of Magnolia Farms Phase 1, Section 1 of record in Plat Instrument No: 20181115-0112560 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Tala Sage Rosenthal, a single woman and Thomas Daniel Finch, a single man, as joint tenants with right of survivorship by Warranty Deed from Jeremy James Gwaltney, unmarried man of record in Instrument No. 20250501-0033766 Register's Office for Davidson County, Tennessee, dated April 24, 2025 and recorded on January 24, 2025.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 8 day of September, 2025.

_____(SEAL)
THOMAS DANIEL FINCH

STATE OF TENNESSEE
COUNTY OF WILSON

On this 8th day of September, 2025, before me personally appeared Thomas Daniel Finch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2025.

_____
Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

****

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 8th day of September, 2025.

_____
Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Tennessee Certification of Electronic Document

I, Pat White, 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 September 8, 25. (Date of document)

Affiant Signature

September 8 2025
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8th day of September, 2025.

Notary signature

CHASE OWENS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-[illegible]-2027

My commission expires: