Karen Johnson Davidson County
Batch# 1327915 DEEDQC
09/29/2025 02:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250929-0077408

File No: 2004295689
Grantor's Loan No. 0722166428

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:
Ronda Denise Webb, 5217 Windypine Dr., Nashville, TN 37211

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: 172 03 0B 051.00

QUITCLAIM DEED

Ronda Denise Webb FKA Ronda Denise Webb-Stewart, an unmarried person, ("Grantor"), of **5217 Windypine Dr., Nashville, TN 37211**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Ronda Denise Webb,** an unmarried person ("Grantee"), whose tax mailing address is **5217 Windypine Dr., Nashville, TN 37211,** with quitclaim covenants, her interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NO. 51 ON THE PLAN OF THE WOODLANDS, PHASE 2, AS OF RECORD IN BOOK 6900, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 635, SAID REGISTER'S OFFICE.

ALL MATTERS AS SET OUT PER PUD BOUNDARY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 497, SAID REGISTER'S OFFICE.

SEWER EASEMENTS OF RECORD IN BOOK 6710, PAGE 495; BOOK 7091, PAGE 428; BOOK 8541, PAGES 230 AND 247, SAID REGISTER'S OFFICE.

WATER MAIN EASEMENT OF RECORD IN BOOK 8541, PAGE 241, SAID REGISTER'S OFFICE.

STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 7366, PAGE 3, SAID REGISTER'S OFFICE.

CHARTER OF HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 8454, PAGE 246, SAID REGISTER'S OFFICE.

DEED TO HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 8472, PAGE 310, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ALL TERMS AND PROVISIONS OF THE RESTRICTIONS AND BY-LAWS OF RECORD IN BOOK 7334, PAGE 109 AND AMENDED IN BOOK 7408, PAGE 250; BOOK 7516, PAGE 37; BOOK 8464, PAGE 463; BOOK 8622, PAGE 390; BOOK 8634, PAGE 224; BOOK 8643, PAGE 675; BOOK 7334, PAGE 149, AND AMENDED IN BOOK 7408, PAGE 289, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RONDA DENISE WEBB-STEWART FROM THOMAS EDWARD STEWART, III, DATED 05/28/2025, RECORDED 07/09/2025, DEED INSTRUMENT NO. 20250709-0053782, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 172 03 0B 051.00

Property Address is: 5217 Windypine Dr., Nashville, TN 37211

Parcel ID: 172 03 0B 051.00

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 September 18, 2025:

Ronda Denise Webb FKA Ronda Denise Webb-Stewart

Ronda Denise Webb FKA Ronda Denise Webb-Stewart

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ronda Denise Webb**, personally known to me, or has produced driverlicense, 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 18th day of September, 2025.

MICHELE D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires
05-31-2026

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 $ 1.00 .

Affiant

Subscribed and sworn to before me on this the 18th day of September, 2026 mA

Notary Public

My Commission Expires: 05-31-2026

SEAL

MICHELE D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 09/18/2025 (date of document).

Affiant Signature

09/26/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26 day of SEPTEMBER, 2025.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923