AFTER RECORDING RETURN TO:
Bundle Today, LLC
8940 Main Street
Clarence, NY 14031
File No. MLLP-34004

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

Karen Johnson Davidson County
Batch# 1335841 DEEDQC
10/20/2025 08:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251020-0083165

Tax ID No.: 126-15-0B-196.00

# 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 18th day of October, 2025, by and between **Stephen Graham and Maureen Graham, husband and wife,** residing at 8273 Boone Trce, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Stephen David Graham and Maureen Ellen Graham, as Trustees of The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust, dated September 24, 2025,** residing at 8273 Boone Trce, Nashville, TN 37221, 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. 27 on the Plan of Section Two, Lexington Point Subdivision, as of record in Instrument No. 20010515-0049954, as amended by Surveyor's Certificate of Correction in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

Property Address: 8273 Boone Trce, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/21/2021 under Document No. 20210121-0009262 in the Register's Office of Davidson County, Tennessee.

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.

**Stephen Graham**

**Maureen Graham**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Stephen Graham and Maureen Graham** 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, TN, this 18 day of October, 2025.

Notary Public

My Commission expires: May 8, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

# 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.

**Affiant**

Print Name: Stephen Graham

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 18 day of October, 2025.

Notary Public
My Commission Expires: May 8, 2028

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

**The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust**
8273 Boone Trce
Nashville, TN 37221

Name and address of property owner:

**The Stephen David Graham and Maureen Ellen Graham Revocable Living Trust**
8273 Boone Trce
Nashville, TN 37221

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

**Tennessee Certification of Electronic Document**

I, Frank P. Dec 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 10/18/2025. [date of document]



Affiant Signature

10/19/2025

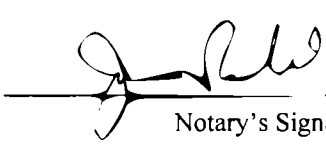
Date

State of New York

County of Erie

Sworn to and subscribed before me this 19TH day of OCTOBER, 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL