AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road, Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN25110469

Karen Johnson Davidson County
Batch# 1336429 DEEDQC
10/21/2025 02:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251021-0083902

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

Tax ID No.: 142 09 0A 011.00

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 10 day of October, 2025, by and between **Jordan Dallas Pierson and Angel Michelle Pierson F/K/A Angel Garrett, husband and wife, who both acquired title as unmarried, as joint tenants with right of survivorship,** residing at 841 Todd Preis Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Jordan Dallas Pierson and Angel Michelle Pierson, husband and wife, as joint tenants with right of survivorship,** residing at 841 Todd Preis Drive, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 841 Todd Preis Drive, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/24/2024 under Instrument No. 20240124-0004535, 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.

Jordan Dallas Pierson
Jordan Dallas Pierson

Angel Michelle Pierson F/K/A Angel Garrett
Angel Michelle Pierson F/K/A Angel Garrett

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jordan Dallas Pierson** 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 Nevada, this 10th day of October, 2025.

Jeffrey Willis
Notary Public Jeffrey Willis

My Commission expires: 07/05/2028

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

Notarized remotely using audio-video communication technology via Proof.

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada

County of Clark

On 10th before me, Jeffrey Willis, (here insert name and title of the officer) personally appeared Angel Michelle Pierson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeffrey Willis

07/05/2028

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

(Seal)

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.

Jordan Dallas Pierson

Affiant

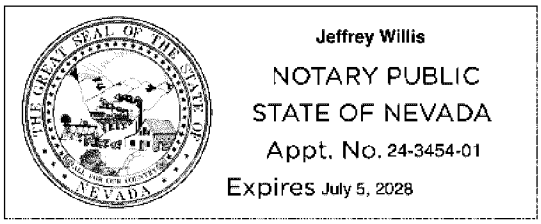
Print Name: Jordan Dallas Pierson

STATE OF Nevada
COUNTY OF Clark

Subscribed and sworn to before me this 10th day of October, 20 25.

Jeffrey Willis

Notary Public Jeffrey Willis
My Commission Expires: 07/05/2028



Notarized remotely using audio-video communication technology via Proof.

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

Jordan Dallas Pierson and Angel Michelle Pierson
841 Todd Preis Drive
Nashville, TN 37221

Name and address of property owner:

Jordan Dallas Pierson and Angel Michelle Pierson
841 Todd Preis Drive
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of Doral Country Villa, Section 1, of record in Plat Book 4860, page 96, said Register's Office, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villa, a horizontal property regime established by Master Deed of record in Master Deed of record in Book 5011, page 395, Book 5015, page 251, Book 5124, page 163, Instrument No. 20070504-0053687, Instrument No. 20070523-0061626, Instrument No 20151130-0120647, said Register's Office.

Parcel ID Number: 142 09 0A 011.00

Property commonly known as: 841 Todd Preis Drive, Nashville, TN 37221

True Copy Certification
State of Tennessee

I, Amy Mehlmauer, 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 10-10-25

Amy Mehlmauer
Affiant Signature

10-21-25
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 21 day of October, 2025.

Notary's Signature

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11 2026
Commission number 1413168
Member Pennsylvania Association of Notaries

(seal)