Commitment Number: 250542327
Seller's Loan Number: 105767476

AFTER RECORDING RETURN TO:
KEVIN J. JABLONSKI
4953 Trail Ridge Court
Nashville, TN 37207

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

Karen Johnson Davidson County
Batch# 1337495 DEEDQC
10/23/2025 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251023-0084552

New Property Owner/Mail Tax Statements To:
KEVIN J. JABLONSKI
4953 Trail Ridge Court
Nashville, TN 37207

Parcel ID No.: 050 07 0A 102.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(a) (v).

THIS DEED made and entered into on this 9th day of October, 2025, by and between **JEFFREY J. WILLIAMS,** whose mailing address is 900 E Trinity La. #129 Nashville, TN 37207, hereinafter referred to as Grantor(s) and **KEVIN J. JABLONSKI,** whose tax mailing address is 4953 Trail Ridge Court, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten Dollars and Zero Cents ($10.00), 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. 102, on the Final Plat of Skyridge Subdivision Phase 4, as shown on plat of record in instrument No. 20240311-0016778, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING THE SAME PROPERTY TRANSFERRED FROM MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION TO KEVIN J. JABLONSKI AND JEFFREY J. WILLIAMS, A MARRIED COUPLE BY SPECIAL WARRANTY DEED RECORDED ON 12/12/2024 AT 20241212-0096667.

Property Address: 4953 Trail Ridge Court, Nashville, TN 37207

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.

Jeffrey J. Williams

JEFFREY J. WILLIAMS

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JEFFREY J. WILLIAMS** 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 9 day of Oct, 20 23.

Notary Public

My Commission expires: Jan. 22, 2029

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Pennsylvania

COUNTY OF Allegheny

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 $0.00.

Affiant, Thomas Smith

Subscribed and sworn to before me this 14TH day of OCTOBER 2025

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Alyssa Marie Bresnay, Notary Public
Allegheny County
My commission expires May 24, 2028
Commission number 1447805
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, Kevin Jablonski, 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 Oct 9, 2025 (date of document).

K. M.
Affiant Signature

10/9/25
Date

STATE OF Tenn.
COUNTY OF Davidson

Sworn to and subscribed before me this 9 day of Oct, 2025

Gloria Jackson
Notary's Signature

My Commission Expires: Jan 22, 2029

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY'S SEAL