After recording return to:
Closeline Settlements
702 King Farm Boulevard
Rockville, MD 20850
File No. 85770TN-HQ

This document prepared by:
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8940 Main Street
Clarence, NY 14031
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Parcel ID No.: 033-16-0/136.00

Karen Johnson Davidson County
Batch# 1339242 DEEDQC
10/29/2025 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251029-0085976

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 21 day of October, 2025, by and between **LISA D. FOULSTON, FORMERLY KNOWN AS LISA D. HAMMERS, SURVIVING JOINT TENANT OF MARY L. SEANOR, DECEASED,** residing at 205 Nelson Court East, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **LISA D. FOULSTON, MARRIED, AS SOLE OWNER,** residing at 205 Nelson Court East, Nashville, TN 37115, 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: 205 Nelson Court East, Nashville, TN 37115

Being the same property acquired by deed at Liber/Book 11250, Folio/Page 886, Instrument No. 0524825 dated 11/24/1998, and recorded 12/14/1998 from MARY L. SMITH SEANOR AND HUSBAND, JERRY MCCAY SEANOR, AND LISA D. HAMMERS to MARY L. SEANOR AND LISA D. HAMMERS, and joint tenants with right of survivorship.

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.

Lisa D Foulston formerly known as Lisa D Hammers

LISA D. FOULSTON, FORMERLY KNOWN AS LISA D. HAMMERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LISA D. FOULSTON, FORMERLY KNOWN AS LISA D. HAMMERS**, 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 Madison, TN, this 21st day of October, 2025.

Tanya Stafford
Notary Public

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 1-5-2028

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

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.

Lisa D Foulston

Affiant

Print Name: Lisa D. Foulston

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 21st day of October, 2025.

Tanya Stafford

Notary Public
My Commission Expires: 1-5-2028



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

Lisa D. Fouston
205 Nelson Court East
Nashville, TN 37115

Name and address of property owner:

Lisa D. Fouston
205 Nelson Court East
Nashville, TN 37115

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 115-A, ZONE LOT DIVISION OF PRIMROSE MEADOWS, SECTION 2, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7900, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR FURTHER DESCRIPTION OF SAID PROPERTY.

Property commonly known as: 205 Nelson Court East, Nashville, TN 37115

Tennessee Certification of Electronic Document

I, MICHAEL P BELL, 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 10·21·2025 (date of document).

M P Bell
Affiant Signature

10·21·2025
Date

State of MARYLAND

County of MONTGOMERY

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

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2028

NOTARY'S SEAL

LISA L. SHECKELS NOTARY PUBLIC CARROLL COUNTY, MD

Lisa L. Sheckels, Notary Public
Carroll County
State of Maryland
My commission expires 11/09/2028