NEW OWNER:

Scott Graeff
171 Thistle Lane
Hermitage TN 37076

SEND TAX BILLS TO:

NEW OWNER

Map and Parcel No: 086 14 0A 171.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson Davidson County
Batch# 1340239 DEEDQC
10/30/2025 10:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251030-0086438

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Steven M. Graeff, and Rachel Boone** ("Grantors") have this day bargained and sold and by these presents do hereby quitclaim unto **Scott Graeff** ("Grantee"), his successors and assigns, forever, all of our interest in the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

See the attached Exhibit A

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20th day of October, **2025**.

Rachel Boone

Rachel Boone

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Rachel Boone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 20 day of October, **2025.**

NOTARY PUBLIC

My commission expires: April 4, 2027

MAKAYLA HAVARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 04, 2027

Steven M. Graeff by Steven J. Graeff, his Attorney-In-Fact

STATE OF Florida

COUNTY OF Charlotte

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Steven J. Graeff**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Steven M. Graeff**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of October, 2025.

Produced Florida's Drivers License

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 4, 2027

GARY DECKER
Notary Public - State of Florida
Commission # HH 378500
My Comm. Expires Jun 4, 2027
Bonded through National Notary Assn.

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 171 on the Plan of Stage Two Hermitage Meadows as shown by plat appearing of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Diane D. Gustavsen by Warranty Deed from Jessica Haines, a single womman, dated August 30th, 2019 and recorded on September 9th, 2019 of recorded in Instrument No. 20190904-0089188, in the Register's Office of Davidson County, Tennessee.

See also for reference an Affidavit of Heirship for the Descedent Diane D. Gustavsen, deceased, dated July 28, 2025 of record Instrument No. 20251029-0086192 in the Register's Office of Davidson County, Tennessee.

171 Thistle Lane, Hermitage, TN 37076

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this 24th day of October, 2025.

NOTARY PUBLIC

My commission expires: 4/24/24

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2026

Tennessee Certification of Electronic Document

I, **Susan E. Burks,** 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 October 20, 2025

AFFIANT SIGNATURE

October 20, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 20th day of October, 2025.

NOTARY SIGNATURE

My Commission Expires: 2-26-29

(NOTARY'S SEAL)

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY