AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 586848373-88303876

This document prepared by:
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Karen Johnson Davidson County
Batch# 1342046 DEEDQC
11/04/2025 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251104-0087953

Tax ID No.: 172-14-0B-096.00

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 27 day of Oct, 2025, by and between **Robert L. Todrank and Sheila D. Todrank, husband and wife,** residing at 1417 Wexford Downs Ln, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Robert Todrank and Sheila Todrank, as Trustee(s) of the Robert and Sheila Todrank Living Trust, dated** Oct 27, 2025 **, and any amendments thereto,** residing at 1417 Wexford Downs Ln, Nashville, TN 37211, 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: 1417 Wexford Downs Ln, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/06/2012 under Instrument No. 20120106-0001375 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.

Robert L. Todrank

Sheila D. Todrank

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Robert L. Todrank & Sheila D. Todrank 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 Brentwood TN, this 27 day of October, 2025.

Elizabeth Blackburn
Notary Public

My Commission expires: Feb 19, 2029

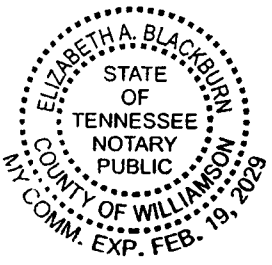


EXHIBIT A
LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Minor Revision Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128, 132, and 133, of record in Instrument No. 20080122-0006550; revised in Instrument No. 20010313-0024106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

APN: 172-14-0B-096.00

Property commonly known as: 1417 Wexford Downs Ln, Nashville, TN 37211

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.

Robert L Todrank
Affiant

Print Name: Robert L. Todrank

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this 27 day of October, 2025

Elizabeth Blackburn
Notary Public
My Commission Expires: Feb 19, 2029



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

Robert Todrank and Sheila Todrank, Trustee
1417 Wexford Downs Ln
Nashville, TN 37211

Name and address of property owner:

Robert Todrank and Sheila Todrank, Trustee
1417 Wexford Downs Ln
Nashville, TN 37211

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 10/27/2025. [date of document]

Affiant Signature

11/4/2025

Date

State of New York

County of Erie

Sworn to and subscribed before me this 4th day of NOVEMBER, 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