RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1347988 DEEDQC
11/19/2025 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251119-0092279

PREPARED BY AND RETURN TO:
Valerie Webb & Associates PLLC
3037 Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

The actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed before me this November 18, 2025.

Notary Public

My Commission Expires: 4/22/26

(SEAL)

VALERIE M. WEBB NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-22-2026

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

## QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Sandra J. Oldham and Stefanie Rhea Oldham<br>111 Ryan Drive<br>Hendersonville, TN 37075 | Same | 025-08-0-03000 |

This Indenture is made on this 18th day of November, 2025, by and between **Sandra J. Oldham**, hereinafter referred to as **GRANTOR**, and **Sandra J. Oldham, an individual, and Stefanie Rhea Oldham, an individual, as joint tenants with the right of survivorship**, hereinafter referred to as **GRANTEE**.

**GRANTOR**, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all of her interest in the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 18th day of November, 2025.

**GRANTOR:**

Sandra J. Oldham

STATE OF TENNESSEE )
COUNTY OF Robertson )

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Sandra J. Oldham, known to me (or proved to me on the basis of satisfactory evidence), to be the person who executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2025.

Notary Public

My Commission Expires: 4/22/26

VALERIE M. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2026

## EXHIBIT A

BEING Lot No. 40, on the plan of Section I, Ranchwood Estates of which is of record in Book 2900, page 125, Register's Office for said County.

Said Lot No. 40 front 152.52 feet on the west side of Shevel Drive, and extends back 268.9 feet on the north line and 249.83 feet on the south line, to a dead line in the rear, which is a broken line on which it measures 178 feet.

Being the same property conveyed to Sandra J. Oldham, by Quitclaim Deed from Tammy J. Frost, of record in Instrument No. 20250519-0039167, Register's Office for Davidson County, Tennessee.

## TRUE COPY CERTIFICATION

I, Chandra Escue, 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 November 18th, 2025.

Chandra Escue
Affiant Signature

Date: 11/19/25

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Sworn to and subscribed before me this 19 day of November, 2025.

Gillian B Kummer
Notary Public

My Commission Expires: September 23, 2026

