After recording return to:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280757298

Karen Johnson Davidson County
Batch# 1349787 DEEDQC
11/21/2025 12:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251121-0093226

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

Parcel ID No.: 117 08 0 076.00

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 17 day of November, 2025, by and between **STEVEN WRIGHT and CARA GRAHAM HOGAN, husband and wife, who both took title as unmarried,** residing at 3031 Brightwood Avenue, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **STEVEN WRIGHT and CARA GRAHAM HOGAN, husband and wife, as joint tenants with right of survivorship,** residing at 3031 Brightwood Avenue, Nashville, TN 37212, 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: 3031 Brightwood Avenue, Nashville, TN 37212

THIS BEING THE SAME PROPERTY CONVEYED TO STEVEN WRIGHT, AN UNMARRIED MAN, AND CARA GRAHAM HOGAN, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM ROBERT L. ALLEN, SR AND NANCY G. ALLEN, A MARRIED COUPLE IN A DEED DATED 8/16/2024 AND RECORDED 8/16/2024 IN INSTRUMENT NO. 20240816-0063245 IN THE COUNTY RECORDS OF DAVIDSON COUNTY, STATE OF 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.

STEVEN WRIGHT

CARA GRAHAM HOGAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **STEVEN WRIGHT and CARA GRAHAM HOGAN**, 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 TN, this 17 day of November, 20 25.

Notary Public

My Commission expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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.

Affiant

Print Name: Steven Wright Cara Hogan

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of November, 2025.

Notary Public
My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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

STEVEN WRIGHT and CARA GRAHAM HOGAN
3031 Brightwood Avenue
Nashville, TN 37212

Name and address of property owner:

STEVEN WRIGHT and CARA GRAHAM HOGAN
3031 Brightwood Avenue
Nashville, TN 37212

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 OF BLOCK "A" ON THE MAP OF WALTER STOKES HOMEPLACE SUBDIVISION NO. 1, OF RECORD IN BOOK 974, PAGE 92, SAID REGISTER'S OFFICE.

SAID LOT NO. 23 FRONTS 60 FEET ON THE WEST SIDE OF BRIGHTWOOD AVENUE AND RUNS BACK 220 FEET ON THE NORTH LINE AND 191 FEET ON THE SOUTH LINE TO A DEAD LINE MEASURING 80 FEET THEREON.

Property commonly known as: 3031 Brightwood Avenue, Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Liza Darick, 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 11-17-25 (date of document).

Affiant Signature

11-18-25
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746