Karen Johnson Davidson County
Batch# 1349797 DEEDQC
11/21/2025 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251121-0093237

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 14th day of November, 2025. Notary Public My Commission Expires: 11-2-2026

QUITCLAIM DEED

Address New Owner: Stephen Barrett Parnell 3078 Sapgate Ln Nashville, TN 37207	Send Tax Bills to: New Owner	Map Parcel No. 050-02-0E-184-00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MADELINE ROSE DOMINIQUE, AN UNMARRIED WOMAN,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **STEPHEN BARRETT PARNELL, AN UNMARRIED MAN,** and their heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Final Plat, Thornton Grove PUD, Phase 3B, of record in Instrument No. 202212070127610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Barrett Parnell, an unmarried man and Madeline Rose Dominique, an unmarried woman, as tenants in common with right of survivorship, by warranty deed from David Ethan Wells, unmarried man, of record instrument no 20241212-0096729, dated December 12, 2024, said Register's Office.

This is improved property known as: **3078 Sapgate Ln, Nashville, TN 37207**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

MADELINE ROSE DOMINIQUE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MADELINE ROSE DOMINIQUE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of November, 2025.



Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/17/2025** (date of document).

Affiant Signature

11/17/2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

