(Doc 1/3)
File No: ARS-121907
Grantor's Loan No. 1100205320

Karen Johnson Davidson County
Batch# 1355205 DEEDQC
12/08/2025 10:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251208-0097297

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Sarah Joyce Creech, 165 Thistle Lane, Hermitage, TN 37076

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 086-14-0A-165.00

QUITCLAIM DEED

Sarah Joyce Creech AKA S. Joyce Creech, an unmarried woman ("Grantor"), of **165 Thistle Lane, Hermitage, TN 37076**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Sarah Joyce Creech,** an unmarried woman ("Grantee"), whose tax mailing address is **165 Thistle Lane, Hermitage, TN 37076,** with quitclaim covenants, his/her/their interest in the following described real estate situated in the County of Davidson, State of Tennessee:

Being Unit No. 165 on the plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200 Page 682, Register's office for said county, to which said plan reference is hereby made for a complete legal description thereof.

Parcel ID: 086-14-0A-165.00

Property Address is: 165 Thistle Lane, Hermitage, TN 37076

Being the same property conveyed to S. Joyce Creech, unmarried from Thomas W. Grumke and wife, Jane Barry-Grumke by Warranty Deed dated August 7, 1985 and recorded August 9, 1985 among the Land Records of Davidson County, State of Tennessee in Book 6627, Page 440

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on October 15, 2025, 2025:

Sarah Joyce Creech AKA S. Joyce Creech

Sarah Joyce Creech AKA S. Joyce Creech

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Sarah Joyce Creech AKA S. Joyce Creech**, personally known to me, or has produced Valid TN License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of October, 2025.

Sharon Kay Bramlett
Notary Public
Commission expires: 04-22-2028

SHARON KAY BRAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 15th day of October, 2025.

Sharon Kay Bramlett
Notary Public

My Commission Expires: 04-22-2028

SEAL



Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 10/15/2025 (date of document).

Affiant Signature

12/4/25
Date

State of California

County of Placer

Sworn to and subscribed before me this 4th day of December, 2025.

Notary Public: Suzin Ishmon

SUZIN ISHMON
COMM. #2501668
Notary Public - California
Placer County
My Comm. Expires Oct. 7, 2028

My Commission Expires: 10-07-2028

NOTARY'S SEAL