QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1355398 DEEDQC
12/08/2025 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251208-0097652

sed solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on December 8th, 2025.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MarKisha Ellen Hollands Peoples 127 Sanitarium Rd Madison, TN 37115	SAME AS NEW OWNER	052-08-0-008.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that KONYA M. WILLIAMS AND TRACY WILLIAMS, WIFE AND HUSBAND, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MarKisha Ellen Hollands Peoples, A SINGLE WOMAN, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> A tract of land in the 2nd Civil District of Davidson County, Tennessee, designated as Parcel 8 on a Survey made by R.L. Montoya Land Surveying, dated October 10, 1983, and further described according to survey by John B. Kohl, III dated January 27, 1984, as follows:
>
> Beginning at a point in the Northerly margin of Sanitarium Road, said point being East 1316.87 feet of the intersection of the Northerly Margin of Sanitarium Road with the center line of Neeleys Bend Road; thence North 22 degrees 57' 37" West 187.0 feet to a point; thence North 67 degrees 2' 23" East 108.50 feet to a point; thence South 22 degrees 57' 37" East 187.0 feet to a point in the Northerly Margin of said Sanitarium Road; thence, with said Northerly Margin, South 67 degrees 2' 23" West 108.5 feet to the point of beginning.

Being the same property conveyed to KONYA M. WILLIAMS AND TRACY WILLIAMS, WIFE AND HUSBAND, by Warranty Deed from Kentucky-Tennessee Conference Association of Seventh Day Adventists, Inc., of record in Instrument No. 20220321-0032258, in the Register's Office of Davidson County, Tennessee, dated March 3, 2022 and recorded on March 21, 2022.

This is improved property, known as 127 Sanitarium Rd, Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on December 7th, 2025.

Konya M. Williams
KONYA M. WILLIAMS

TRACY WILLIAMS

STATE OF TN

COUNTY OF Davidson

On December 7th, 2025, before me personally appeared KONYA M. WILLIAMS and TRACY WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 7, 2025.

Lakeisha Dixon
NOTARY PUBLIC

My Commission Expires: 5/9/2026

LAKEISHA DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/08/2025.

John Cobb Rochford

Date: 12/08/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/08/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29