File No: 2004725707
Grantor's Loan No. REA0000299725

Karen Johnson Davidson County
Batch# 1356927 DEEDQC
12/11/2025 02:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20251211-0098841

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Katie Voorhis Tibbs, 8184 Londonberry Rd., Nashville, TN 37221

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 141-15-0D-143-00

QUITCLAIM DEED

Charles Voorhis, IV, unmarried, and **Katie Voorhis Tibbs FKA Katie Voorhis,** remarried and joined by spouse **Ronald Tibbs**, Charles Voorhis, IV and Katie Voorhis Tibbs being a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 20D1784 on 4/1/2021 ("Grantor"), of **8184 Londonberry Rd., Nashville, TN 37221**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Katie Voorhis Tibbs,** married ("Grantee"), whose tax mailing address is **8184 Londonberry Rd., Nashville, TN 37221,** with quitclaim covenants, his/her/their interest in the following described real estate:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 143 OF FINAL P.U.D. PLAN, PHASE III-C, SHEFFIELD ON THE HARPETH OF RECORD IN PLAT BOOK 7900, PAGE 591, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY..

Assessor's Parcel No: 141-15-0D-143-00

Property Address is: 8184 Londonberry Rd., Nashville, TN 37221

BEING THE SAME PROPERTY CONVEYED TO CHARLES VOORHIS, IV AND KATIE VOORHIS, HUSBAND AND WIFE FROM RHONDA DAUGHERTY, UNMARRIED, DATED 07/09/2020, RECORDED 07/16/2020, DEED INSTRUMENT NO. 20200716-0078042, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

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 11-12, 2025

Ronald Tibbs

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ronald Tibbs**, personally known to me, or has produced Drivers 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 12 day of Nov, 2025.

Notary Public

My commission Expires
1·24·2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 11-12, 2025:

Charles Voorhis, IV

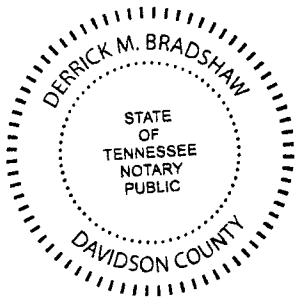
STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Charles Voorhis, IV**, personally known to me, or has produced Drivers 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 12 day of Nov, 2025.

Notary Public

My commission Expires
1-24-2028



Executed by the undersigned on Nov 12, 2025:

Katie Voorhis Tibbs FKA Katie Voorhis

Katie Voorhis Tibbs FKA Katie Voorhis

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Katie Voorhis Tibbs FKA Katie Voorhis**, personally known to me, or has produced Drivers 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 12 day of Nov, 2025.

Notary Public

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires
1-24-2028

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 $10.00.

Affiant

Subscribed and sworn to before me on this the 12 day of Nov, 2025.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, 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 11/12/2025 (date of document).

Affiant Signature

11/24/2025
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 24th day of November, 2025.

Notary's Signature Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923