Karen Johnson Davidson County
Batch# 1356927 DEEDQC
12/11/2025 02:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251211-0098842

File No: 2004725707-1

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 and **Ronald Tibbs**, 8184 Londonberry Rd., Nashville, TN 37221

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: 141-15-0D-143-00

QUITCLAIM DEED

Katie Voorhis Tibbs, married to Grantee herein ("Grantor"), of **8184 Londonberry Rd., Nashville, TN 37221**, 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 **Katie Voorhis Tibbs** and **Ronald Tibbs,** a married couple, as tenants by the entirety ("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.

BEING THE SAME PROPERTY CONVEYED TO KATIE VOORHIS TIBBS, REMARRIED, FROM CHARLES VOORHIS, IV AND KATIE VOORHIS TIBBS FKA KATIE VOORHIS, A FORMERLY MARRIED COUPLE, NOW DIVORCED, DATED 11/12/25**, RECORDED _____, DEED INSTRUMENT NO.** 202512110098841**, 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 Nov 12, 2025.

Katie Voorhis Tibbs

Katie Voorhis 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 **Katie Voorhis Tibbs**, personally known to me, or has produced Driver's 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

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.

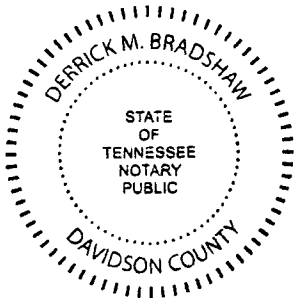
Katie Voorhis Tibbs
Affiant

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

Notary Public

My Commission Expires: 1-24-2028

SEAL



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